



August 3, 2016


Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

TO: Doug Smith, Vice Chair
David W. Louie, Commissioner
Laura Shell, Commissioner
Curt Pedersen, Commissioner
Pat Modugno, Commissioner

FROM: Steven Jones 
Land Divisions Section

PROJECT NO. 02-201-(3)
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2016002885
ENVIRONMENTAL ASSESSMENT NO. 201500175
RPC Meeting: August 17, 2016
Agenda Item: 7

The above-mentioned item is a request to authorize modification of a condition of approval of previously approved CUP CP02-201 to allow retroactive authorization for 2,544 cubic yards of import grading in zone A-1-5 (Light Agricultural – Five Acres Minimum Required Lot Area) pursuant to County Code Section 22.24.100.

An addendum to the adopted Mitigated Negative Declaration was prepared. The addendum concluded that the proposed modification to the CUP would not result in any increased or additional environmental impacts.

The Department of Public Works has reviewed the changes to the grading and has no objections to approval.

If you need further information, please contact Steven Jones at (213) 974-6433 or sdjones@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

KKS:SDJ

SUGGESTED MOTIONS:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND, HAVING CONSIDERED THE ADDENDUM ALONG WITH THE MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. IS02-201) FOR THE PROJECT, HEREBY APPROVE THE ADDENDUM (ENVIRONMENTAL ASSESSMENT NO. RENV201500175) TO THE ADOPTED MITIGATED NEGATIVE DECLARATION.

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING APPROVE PROJECT 02-201, CONDITIONAL USE PERMIT MODIFICATION RPPL2016002885 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Regional Planning Commission Transmittal Checklist

Hearing Date
08/17/2016
Agenda Item No.
7

Project Number: 02-201-(3)
Case(s): Conditional Use Permit Case No. RPPL2016002885
Environmental Assessment Case No. 201500175
Planner: Steven Jones

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions + Other department letters of recommended conditions
- ☒ Previous CUP Conditions of Approval
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☐ Site Plan / Floor Plans / Elevations
- ☒ Exhibit Map
- ☐ Landscaping Plans
- ☐ Findings and conditions of Previous permit

Reviewed By: _____

Kim K. Arday 8/04/16



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

02-201

HEARING DATE

August 17, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit No. RPPL2016002885
Environmental Assessment No. 201500175

PROJECT SUMMARY

OWNER / APPLICANT

West Pointe Homes Rasmussen Development (James Rasmussen)

MAP/EXHIBIT DATE

July 25, 2016

PROJECT OVERVIEW

A request to modify a condition of approval of CUP CP02-201 to allow retroactive authorization for 2,544 cubic yards of import grading on parcels of previously approved and recorded TR53100 located in the Santa Monica Mountains Significant Ecological Area.

LOCATION

Along Liberty Canyon Road at Park Vista Road

ACCESS

Liberty Canyon Road

ASSESSORS PARCEL NUMBER(S)

2063-048-001 - 011

SITE AREA

87.16 Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

ZONED DISTRICT

The Malibu

LAND USE DESIGNATION

N5 – Mountain Lands 5 (1 du/5ac max)

ZONE

A-1-5

PROPOSED UNITS

N/A

MAX DENSITY/UNITS

N/A

COMMUNITY STANDARDS DISTRICT

Santa Monica Mountains North Area

ENVIRONMENTAL DETERMINATION (CEQA)

Addendum to the adopted Mitigated Negative Declaration.

KEY ISSUES

- Consistency with Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.1600-1655 (Conditional Use Permit Modifications)
 - 22.24.070-110 (A-1 Zone)

CASE PLANNER:

Steven Jones

PHONE NUMBER:

(213) 974 - 6433

E-MAIL ADDRESS:

sdjones@planning.lacounty.gov



Created in GIS-NET3



0 1,000 Feet

Vicinity Map

Printed: Aug 03, 2016



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section.
 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement.
 Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

ENTITLEMENT REQUESTED

- Conditional Use Permit (CUP) to authorize modification of a condition of approval of previously approved CUP CP02-201 to allow retroactive authorization for 2,544 cubic yards of import grading in the A-1-5 (Light Agricultural - Five Acres Minimum Required Lot Area) Zone pursuant to County Code Section 22.24.100.

PROJECT DESCRIPTION

Location: The project site is located along Liberty Canyon Road at Park Vista Road, south of the Ventura freeway in the Malibu Zoned District.

Physical Features: The subject properties total approximately 22.62 acres in size with graded pads fronting moderate to steeply sloping terrain within the 87.16 acres of TR53100.

Access: Local access to the site is provided from the intersection of Liberty Canyon Road and Park Vista Road, a private and future street. At the proposed gated entrance, Park Vista Road is 88 feet wide and narrows to 60 feet in width. Liberty Canyon Road is a secondary highway and additional regional access is provided from the Ventura Freeway (101), located approximately 2 miles away from the project site.

SITE PLAN DESCRIPTION

The design of the subdivision clustered the residential lots together to preserve open space and hillsides. The exhibit 'A' shows lots 2, 3, 4 and 5 situated adjacent to private and future street lot 10, an interior access way. The graded pads for lots 2, 3, 4 and 5 are higher than the private and future street in elevation by about 4.5 feet. The graded pads, on average, differ in elevation approximately 7 feet and are gently sloping areas that meet steeply sloping hillside.

EXISTING ZONING

The subject property is zoned A-1-5 (Light Agricultural – 5 acre minimum lot area).

Surrounding properties are zoned as follows:

North: A-1-22,000 (Light Agricultural – 22,000 square foot minimum lot area)
R-1-22,000 (Single family residential – 22,000 square foot minimum lot area)
City of Agoura Hills
South: OS (Open Space)
East: City of Agoura Hills and City of Calabasas
West: A-1-20 (Light Agricultural – 20 acre minimum lot area), and OS

EXISTING LAND USES

The subject properties are undeveloped.

Surrounding properties are developed as follows:

North: Single family residences and open space
South: Open space
East: Single family residences and open space
West: Open space

PREVIOUS CASES/ZONING HISTORY

The Regional Planning Commission in their action on August 3, 2005, approved Vesting Tentative Tract Map No. 53100 and the associated CUP and Oak Tree Permit to create eight single-family residence lots, one open space lot and one private and future street lot for a total of 10 lots on 87.16 acres, to ensure compliance with the requirements of grading, hillside management and density-controlled development, and for authorization to remove one oak tree and encroach within the protected zone of one oak tree. Tract map 53100 recorded on April 7, 2007.

The current A-1-5 zone on the subject properties became effective on September 19, 2002, following the adoption of the Zoning Consistency portion of the implementation program for the Santa Monica Mountains North Area Plan. This brought the zoning into conformance with the land use designations established by the North Area Plan adopted by the Los Angeles County Board of Supervisors October 24, 2000.

CUP No. 93-197 was approved on August 18, 1994, retroactively authorizing grading discovered to have occurred on the subject property. Review of case materials indicates that violations related to CUP 93-197 have been remedied.

ENVIRONMENTAL DETERMINATION

An Addendum to the adopted Mitigated Negative Declaration (MND) for the original CUP was prepared in compliance with the California Environmental Quality Act (CEQA) and the County environmental guidelines to account for the creation of lots, grading and oak tree removal and encroachment. The Addendum concluded that the import grading as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the MND, and therefore concluded that supplemental environmental analysis was not required. A copy of the Addendum is attached.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the N5 (Mountain Lands 5 - 1 dwelling unit per 5 acres) land use category of the Santa Monica Mountains North Area Plan. This designation is intended for low density single family housing, agriculture, equestrian uses, retreats, monasteries, private camp grounds, bed-and-breakfast lodging, low intensity conference centers, public and private schools, water tanks, telecommunications facilities and other local serving commercial and public facilities. The low intensity rural use of single-family residence lots, clustered into the least sensitive portions of the site in order to preserve and protect natural features is consistent with the land use designation because significant environmental features like hillsides having a slope between 25 and 50 percent, are to be preserved in place and development is not be the visually dominant feature and is therefore consistent with the permitted uses of the underlying land use category.

The following policies of the General Plan are applicable to the proposed project:

- *Protect rural communities from the encroachment of incompatible development that conflict with existing land use patterns and service standards.*

The proposed modification to the CUP to allow import grading is consistent with the N5 land use category designation as it consists of a land use (grading for detached dwelling units) compatible with the surrounding community that contains detached single-family residences.

- *Encourage land uses and developments that are compatible with the natural environment and landscape.*

The import of earth material for grading avoids further cut and more grading to the surrounding hillside located within the Santa Monica Mountains Significant Ecological Area (SEA).

- *Encourage low density and low intensity development in rural areas that is compatible with rural community character, preserves open space, and conserves agricultural land.*

The project to allow the import earth material is to allow flatter pads to accommodate structures proposed to be used for single-family residences that are to be similar in size and architectural detail to the surrounding rural community and the adjacent single-family residences within the city of Agoura Hills. The import material and grading activity avoids impacting the slopes on the property and the SEA both at the eastern portions of the project sites.

The following policies of the Community Plan are applicable to the proposed project:

- *In addition to maintaining low densities within rural areas, require the provision/protection of the features that contribute to rural character and rural lifestyles, including, but not limited to :*
 - *Retention of the natural terrain and vegetation in hillside areas, rather than creation of large, flat pads with non-native landscaping;*
 - *Natural features and streams which are protected by adequate development setbacks;*
 - *Large lots that offer the ambiance of privacy and solitude in a rural setting;*
 - *Rural road sections without curbs, gutters, or sidewalks;*
 - *Opportunities for the keeping of horses;*
 - *Limited or no commercial development;*
 - *Irregular placement of dwellings on individual lots and variations in designs that result in custom-looking housing;*
 - *An impressive physical setting, comprised of large areas of natural hillside... and a visual character dominated by natural environmental features;*
 - *Preservation of openness and scenic beauty of the community's natural environment;*
 - *Hillside residential development designs which feature natural, rather than manmade forms, and which emphasize the use of custom foundations in place slab construction*

- *Protection of hilltops and ridgelines by prohibition of grading in those areas.*

The residential lots where the grading has occurred are clustered on the eastern portion of the subject property tract, where slopes are less steep. The residential lots range from 1.06 acres to 9.85 acres with building pad sites ranging from 26,478 square feet to 32,949 square feet. Conservation/vegetation easements are depicted covering 2.4 acres of the subject property's tract. Native vegetation deed-restriction easements cover an additional 8.78 acres of the tract. Lot 5 has a conservation easement on the riparian habitat that extends east along the State Park boundary. 3.95 acres of a sloped area adjacent to the State Park boundary was proposed to be landscaped with planting-zone-appropriate and native vegetation and is included as a conditional of approval of the CUP associated with the recorded tract map. The size and shape of the lots will allow for irregular placement of dwellings, increased setbacks to allow large areas of natural hillside, preservation of openness and natural forms. No grading is proposed on hilltops or ridgelines.

- *In addition to considering the mass and scale of the entire development or structure, restrict the total...grading for rural structures to...maintain the area's open character...compatible with the open space characteristics of the surrounding hillsides.*

No grading is proposed beyond the limits of the existing pad approved with TR53100.

- *Require the new developments respect viewsheds and view corridors from public parks and trails, and scenic highways to the greatest extent possible*

The grading was designed for both site stability and to fit in with the natural landform and existing pattern of development.

Zoning Ordinance and Development Standards Compliance

Pursuant to Sections 22.24.100 and 22.24.110 of the County Code, Light Agricultural Zone, development is subject to permits and the following development standards:

- Yard requirements:
 - Front yards are required to be 20 feet in depth, corner side yards are required to be five feet in depth and rear yards shall be not less than 15 feet in depth.
- Development standards for single-family residences:
 - The grading that occurred will allow the erection of structures that are subject to the development standards for single-family residences each type of roof, siding, minimum width and floor area, unless modified by discretionary Director's review and approval.

Pursuant to Section 22.44.133 of the County Code, establishments in the Santa Monica Mountains North Area Community Standards District (CSD) are subject to the following development standards:

- Grading:

- No grading permit shall be issued for development associated with a land division prior to the recordation of a final map.
 - TR 53100 was recorded on April 4, 2007 with the County of Los Angeles, Office of the Registrar-Recorder.
- A conditional shall be required for any grading that exceeds 5,000 cubic yards of total cut plus total fill material.
 - The current request for authorization to allow 2,544 cubic yards does not exceed the threshold.
- An approved haul route shall be required for the offsite transport of 1,000 cubic yards or more of cut or fill material, or any combination thereof.
 - Zone A-1 requires a discretionary Director's review and approval of a haul route. A condition of approval requires a retroactive review and approval of a haul route for offsite transport of the 2,544 cubic yards of import fill material.
- Grading shall not begin during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
 - No further grading is proposed with this request.

Pursuant to condition number 15 of the approved CUP that authorized density-controlled development and grading in compliance with requirements of hillside management criteria, the development of the project site is subject to the following:

- Import grading:
 - Import grading is prohibited.
 - A retroactive CUP is seeking authorization to allow import grading where the applicant must meet the burden of proof.

Site Visit

Staff visited the project site on July 21, 2016. Staff observed the certificate of posting rather than the public hearing notice on the poster. The posting instructions indicate the sign should be located on the public road frontage, however, the sign was observed on an open gate which made the poster difficult to see. Private and future streets within the Griffin Parkside neighborhood were being resurfaced at the time of the site visit. Temporary storage of material and construction equipment used in maintenance of streets, which requires a conditional use permit, was also observed taking place on the project area and constitutes a violation of the Zoning Code.

The applicant sent photos of the site on July 27, 2016 evidencing correct posting and one construction equipment vehicle on the site. The applicant anticipated clearing the property of vehicles prior to the day of the public hearing.

Burden of Proof

The applicant is required to substantiate all facts identified by Section 22.56.1630 of the County Code. The Burden of Proof with applicant's responses is attached. Staff is of the

opinion that the applicant's request meets the burden of proof. The approval of the application is necessary to allow the reasonable operation and use granted in the original conditional use permit and obtain a grading permit. The modified conditional use permit will not materially deviate from the terms and conditions imposed in the previously approved conditional use permit because the imported fill material avoids naturally sloping topography and the SEA.

Neighborhood Impact/Land Use Compatibility

Staff is of the opinion that the proposed development is compatible with the surrounding land uses and the overall neighborhood. The project will provide building site pads to allow structures to be used for single-family residences similar to and in keeping with the existing community character.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The County of Los Angeles Fire Department commented on the project that fuel modification requirements would be required to be met at building permit stage.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

As of August 2, 2016, staff has received two items of correspondence via telephone. The caller expressed concern that the grading plan Exhibit 'A' did not match the approved off-site improvements authorized with the original tract map and CUP approval. Staff verified that the area within the boundary of the approved and recorded tract map remained unchanged. Staff was questioned whether or not the requirements for the initial CUP approval's original conditions of approval and mitigation measures for the project were met. The final map was recorded April 4, 2007 which is an indicator that all applicable conditions of approval and mitigation measures in order to record a final map were met.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

Staff recommends **APPROVAL** of Project Number 02-201, Conditional Use Permit No. RPPL2016002885, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING, AND, HAVING CONSIDERED THE ADDENDUM ALONG WITH THE MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. IS02-201) FOR THE PROJECT, HEREBY APPROVE THE ADDENDUM (ENVIRONMENTAL ASSESSMENT NO. RENV201500175) TO THE ADOPTED MITIGATED NEGATIVE DECLARATION.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2016002885 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Steven Jones, Principal Planning Assistant, Land Divisions Section
Reviewed by Kim Szalay, Supervising Regional Planner, Land Divisions Section

Attachments:

Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document
Site Photographs, Aerial Image
Site Plan, Land Use Map

KKS:SDJ
08-03-16

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING
COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. 02-201-(3)
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2016002885**

REQUEST: Modification of Condition No. 15 of previously approved Conditional Use Permit No. CP02-201.

HEARING DATE: August 17, 2016

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The project site is located along Liberty Canyon Road at Park Vista Road in the unincorporated community of Santa Monica Mountains North Area.
2. Zoning on the subject property is A-1-5 (Light Agricultural Zone – 5 acre minimum lot area).
3. The project was originally approved on August 3, 2005 by the Regional Planning Commission to create eight single-family residence lots, one open space lot and one street lot for a total of 10 lots on 87.16 acres, to ensure compliance with the requirements of grading, hillside management and density-controlled development, and to authorize the removal of one oak tree and the encroachment within the protected zone of one oak tree. Tract map 53100 recorded on April 7, 2007.
4. The applicant requests modification of Condition 15 in Conditional Use Permit (“CUP”) No. 02-201 to prohibit the import of earth materials and to retroactively authorize the import of earth material.
5. Pursuant to Section 22.56.1600, the modification of previously approved conditions is allowed for modifications that will not result in a substantial alteration or material deviation from the terms and conditions of the previously approved permit. The proposed project is to import 2,544 cubic yards of earth material to the site for grading.
6. The proposed CUP condition modification is needed to create a level building pad to allow development of the lots consistent with the recorded map, the surrounding community and that meets zoning development standards.
7. The existing approved Condition 15 reads as follows: “No import of earth material shall be permitted”.

8. With the requested modification to Condition 15, Condition 15 reads as follows:

"Up to 2,544 cubic yards of import earth material may be graded on the subject site."

9. Pursuant to the provisions of Section 22.56.1780 of the County Code, in all cases where the director determines that it is in the public interest, a public hearing shall be scheduled before the commission.
10. Pursuant to the provisions of Sections 22.56.1620 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper and property posting.
11. An addendum to the adopted Mitigated Negative Declaration (MND) has been recommended as the appropriate environmental document for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County.
12. The Addendum concluded that the development as proposed would not result in any increased or additional environmental impacts beyond those which were analyzed in the MND, and therefore concluded that a supplement to the environmental analysis was not required. A copy of the Addendum is attached.
13. After consideration of the Addendum to the adopted MND, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Addendum reflects the independent judgment and analysis of the Commission.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

REGARDING THE MINOR MODIFICATION OF THE CONDITIONAL USE PERMIT:

- A. That the burden of proof for the conditional use permit as modified has been satisfied as required by Los Angeles County Code Section 22.56.040;
- B. That approval of the application will not materially deviate from the terms and conditions imposed in the granting of the previously approved conditional use permit; and
- C. That approval of the application is necessary to allow the reasonable operation

and use granted in the conditional use permit.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a minor modification to a conditional use permit as set forth in Section 22.56.1630, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Commission finds that the Addendum to the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the Addendum and that the Addendum reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the Addendum, finding that it is in compliance with the California Environmental Quality Act and the County environmental guidelines; and,
2. In view of the findings of facts presented above, the requested Conditional Use Permit Modification RPPL2016002885 is **APPROVED**.

ACTION DATE: August 17, 2016

Attachments:

Original Findings & Conditions of Approval for CP02-201

KKS:SDJ

8/3/16

c: Zoning Enforcement, Building and Safety

**DRAFT MODIFICATION OF CONDITIONS
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. 02-201-(3)
CONDITIONAL USE PERMIT MODIFICATION NO. RPPL2016002885**

MODIFICATION OF CONDITION NUMBER 15 OF CONDITIONAL USE PERMIT NUMBER 02-201

Pursuant to Section 22.56, Part 11 of the County Zoning Ordinance (Conditional Use Permit – Modifications or Eliminations of Conditions), and in conformance with the Regional Planning Commission approval action regarding modification to Conditional Use Permit Number 02-201 on August 3, 2005. Condition Number 15 of the originally approved Conditional Use Permit Number 02-201 is hereby modified as followed:

1. Condition No. 15, as currently approved, read as follows:
No import of earth material shall be permitted.

With the requested modification, the applicant is revising and adding the following to Condition No. 15 and it would read as follows:

Up to 2,544 cubic yards of import earth material may be graded on the subject site.

2. All other conditions of CUP CP02-201 remain as previously approved.
3. Prior to the use of this grant, the terms and conditions of the modification shall be recorded in the office of the Los Angeles County Recorder.
4. Permission is granted to obtain a grading permit in accordance with the Exhibit "A" approved with this modification.

KKS:SDJ
8/4/16

Steven Jones

From: Max Rodriguez
Sent: Thursday, January 14, 2016 1:01 PM
To: Steven Jones
Cc: Ruben Cruz
Subject: CUP 201500102, Project No. 02-201 Grading Liberty Canyon (TR# 53100)

Importance: High

Hello Steven,

Thank you for participating in our teleconference discussion yesterday morning, regarding CUP 201500102, Project No. 02-201 Liberty Canyon (TR# 53100). It is our understanding, that the applicant has not obtained approval of the revised grading plan and the revised grading quantities, as shown on the e-consult submittal, cannot be substantiated from Public Works. The applicant has informed Regional Planning that a revised Exhibit A will be submitted since the grading quantities have been revised with additional import material.

As we discussed, Land Development Division has the following comments on the e-consult:

1. The applicant must submit a revised grading plan if the quantities differ from that shown on the approved grading plan that was approved for TR 53100. The revised Exhibit A and the revised grading plan should show the following:
 - Pad elevations
 - Benchmark information
 - Earthwork volume quantities (include accurate import and export quantities)
 - Vicinity map
 - Project information
 - Drainage facilities
 - Maintenance responsibilities
2. The zoning application must be updated to show the revised grading quantities including the import material. Please note, the zoning application, revised exhibit A and the revised grading plan and environmental document (if applicable) must be consistent with the grading quantities.
3. The applicant shall submit a revised Grading plan. Please note, the revised grading plan must be conceptually approved prior to CUP clearance from LACDPW. The applicant shall submit the revised grading plan along with the plan checking fee directly to Public Works at the following link:

Land Development Division Fee Schedule link:

<http://dpw.lacounty.gov/ldd/web/>

Land Development Division Plan Submittal link:

<https://dpw.lacounty.gov/ldd/ldop/forms/plansubmittal.aspx>

4. The applicant will submit a revised Exhibit A showing the new grading quantities to Regional Planning and Regional Planning will be sending another e-consult.

Thank you,

Max Rodriguez

County of Los Angeles Department of Public Works

Land Development Division, Project Entitlement & CEQA Section

☎ (626) 458-6967

🐦 [@LACoDevServices](#) [@LAPublicWorks](#)

🌐 <http://dpw.lacounty.gov/>



Green. Secure. Convenient.

[Please click here to take our customer service survey](#)



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: CUP 201500102
02-201 (Liberty Canyon Project)

THE FIRE DEPARTMENT, LAND DEVELOPMENT UNIT, HAS NO COMMENTS TO THE APPLICANT'S REQUEST TO MODIFY THE CUP CONDITIONS FOR THE PROPOSED CHANGES TO THE GRADING EXHIBIT.

ALL PREVIOUSLY APPROVED CONDITIONS AND REQUIREMENTS, INCLUDING ANY FUEL MODIFICATION PLAN REQUIREMENTS, ARE STILL APPLICABLE TO THIS PROJECT.

For any questions regarding the report, please contact Juan Padilla at (323) 890-4243 or Juan.Padilla@fire.lacounty.gov.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

**CERTIFIED-RECEIPT
REQUESTED**

August 4, 2005

Land Design Consultants, Inc.
225 South Lake Avenue, Suite 600
Pasadena, California 91101
Attn: Steve Hunter

Gentlemen:

**SUBJECT: VESTING TENTATIVE TRACT MAP NO. 53100
CONDITIONAL USE PERMIT CASE NO. 02-201-(3)
OAK TREE PERMIT CASE NO. 02-201-(3)
MAP DATE: February 15, 2005**

A public hearing on Vesting Tentative Tract Map No. 53100, Conditional Use Permit Case No. 02-201-(3) and Oak Tree Permit Case No. 02-201-(3) was held by the Regional Planning Commission of Los Angeles County on June 9, 2004 and January 25, 2005.

After considering the evidence presented, the Regional Planning Commission in their action on August 3, 2005, approved the tentative tract map, conditional use permit and oak tree permit in accordance with the Subdivision Map Act and Titles 21 (Subdivision Ordinance) and 22 (Zoning Ordinance) of the Los Angeles County Code subject to the recommendations and conditions of the Los Angeles County Subdivision Committee. A copy of the approved findings and conditions is attached.

The actions of the tentative tractmap and conditional use permit authorize the clustered subdivision of the 87.16-acre project site into eight single-family lots, one open space lot and one street lot. The oak tree permit authorizes removal of one oak tree and encroachment into the protected zone of one oak tree.

Your attention is called to the following conditions:

1. Condition No. 28 of the tentative tract map provides that the applicant deposit \$3,000 with Regional Planning as required by the Mitigation Monitoring Program.
2. Condition No. 29 of the tentative tract map provides that the applicant remit \$1,275.00 for the posting and notice of determination pursuant to California Department of Fish and Game.

The decision of the Regional Planning Commission regarding the tentative tract map, conditional use permit and oak tree permit shall become final and effective on the date of the decision, provided no appeal of the action taken has been filed with the Board of Supervisors within the following time period:

- In accordance with the requirements of the State Map Act, the tentative tract map may be appealed within 10 days following the decision of the Regional Planning Commission.
- In accordance with requirements of the Los Angeles County Code (Zoning Ordinance), the conditional use permit and oak tree permit may be appealed during the 15-day period following your receipt of this letter.

TENTATIVE TRACT MAP NO. 53100
Approval Letter

PAGE 2

The decision of the Regional Planning Commission regarding the tentative tract map and conditional use permit may be appealed to the Board of Supervisors. **If you wish to appeal the decision of the Commission to the Board of Supervisors, you must do so in writing and pay the appropriate fee.** The fee for appeal process is \$1,375.00 for the applicant and \$601.00 for non-applicant(s). To initiate the appeal, submit your appeal letter and a check made payable to the County of Los Angeles to the Clerk of the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street. Please be advised that your appeal will be rejected if the check is not submitted with the letter.

Once the appeal period has passed and the required fees (as required by Condition Nos. 28 and 29 of the tentative map; Condition Nos. 7, 9 and 56 of the conditional use permit; and Condition Nos. 9 and 10 of the oak tree permit) have been paid in person, the approved tentative map and exhibit "A" may be obtained at the Land Divisions Section in Room 1382, Hall of Records Building, 320 West Temple Street, Los Angeles, CA 90012.

The tentative tract map approval shall expire on **August 3, 2007**. If the subject tentative tract map does not record prior to the expiration date, a request in writing for an extension of the approval, accompanied by the appropriate fee, must be delivered in person within one month of the expiration date.

If you have any questions regarding this matter, please contact Ms. Susan Tae of the Land Divisions Section of the Department of Regional Planning at (213) 974-6433 between the hours of 7:30 a.m. and 6 p.m., Monday through Thursday. Our offices are closed Fridays.

Very truly yours,
DEPARTMENT OF REGIONAL PLANNING
James E. Hartl, AICP
Director of Planning



Frank Meneses, Administrator
Current Planning Division

FM:EMF:SMT:st

Attachments: 1. Findings and conditions
2. Fish and Game Fee Notification

c: Subdivision Committee
Board of Supervisors
Building and Safety
James Rasmussen
City of Agoura Hills
Jeanne Rasmussen
Pam Pierson
Josh Goldstein
Peter Filsinger
Melanie Beck
Suzanne Goode
Joan Yacovone
David M. Brown

Teresa Hsi
Stanley Lamport
City of Calabasas
Las Virgenes MW
SMM Conservancy
Liberty Canyon HOA
Dale/Joyce Blanchard
Tonya Coleman
Tim/Amy Meck
Thomas/Anna Shuck
J. Richard Purdy
John/Pam Brunson
Craig Kohtala

Greg Adams
Ray Tarke
Chris Wiltsey
Frank Candela
Ron/Claudia Antoine
Barry Lifman
Jeff Kessler
Joyce Polter
Chris/Donna Lackmeyer
James Pellegrini
Lyla Grant
Benedon & Serlin

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR VESTING TENTATIVE TRACT MAP NO. 53100**

1. The Regional Planning Commission ("Commission") conducted noticed public hearings in the matter of Vesting Tentative Tract Map No. 53100 on June 9, 2004 and January 26, 2005. Vesting Tentative Tract Map No. 53100 was heard concurrently with Conditional Use Permit ("CUP") Case No. 02-201-(3) and Oak Tree Permit Case No. 02-201-(3).
2. Vesting Tentative Tract Map No. 53100 is a proposal to subdivide the subject property into eight single family lots, one open space lot and one private and future street lot.
3. The subject site is located at the intersection of Liberty Canyon Road and Park Vista Road in The Malibu Zoned District.
4. The irregularly-shaped property is 87.16 gross acres in size with moderate to steep topography. A portion of the site is currently developed with a residence and equestrian uses. The slope map for the property indicates that approximately 60.44 acres have slopes of 0 to 50 percent, and 26.72 acres have slopes of 50 percent and over.
5. Access to the proposed development is provided by Liberty Canyon Road, a 64-foot wide secondary highway, and an extension of Park Vista Road, a proposed 58-foot wide private and future cul-de-sac street.
6. The project site is currently zoned A-1-5 (Light Agricultural – five acre minimum lot area) and A-1-20 (Light Agricultural – 20 acre minimum lot area), which were established by Ordinance Number 2002-0062Z which became effective on September 19, 2002.
7. Surrounding zoning includes A-1-22,000 (Light Agricultural – 22,000 square feet minimum lot area), R-1-22,000 (Single-Family Residence – 22,000 square feet minimum lot area) and A-1-20 to the north. Property to the west is zoned O-S (Open Space) and A-1-20 as well as O-S to the south. Property to the east is within the City of Calabasas.
8. The existing structure shown on Lot 1 on the tentative map is intended to remain. Their continued maintenance at their present location is in conformance with the requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance).
9. There are single-family residences to the north and east. Malibu Creek State Park ("State Park") is located to the south, and vacant property lies to the west.

10. The project has been determined to be consistent with the A-1-5 and A-1-20 zoning classification. Single-family residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the County Code. The proposed lot sizes of the project are less than the area requirements of the A-1-5 and A-1-20 zoning. However, the applicant has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.
11. The property is depicted in the Mountain Lands 5 (one dwelling unit per five acres) and Mountain Lands 20 (one dwelling unit per 20 acres) land use categories of the Santa Monica Mountains North Area Plan ("North Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The proposed eight dwelling units is consistent with the maximum eight dwelling units permitted by the land use categories for residential development.
12. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A CUP is required for the project since the eight dwelling units proposed exceeds the non-urban low-density threshold established for the site.
13. Conditional Use Permit Case No. 02-201-(3) is a related request to ensure compliance with hillside management and density-controlled development criteria pursuant to Sections 22.56.205 and 22.56.215 of the County Code.
14. Oak Tree Permit Case No. 02-201-(3) is a related request to authorize removal of one oak tree and encroachment into the protected zone of one oak tree.
15. The project provides a total 65.19 acres of open space (81.5 percent), including 2.9 acres covered by a conservation/vegetation easement and 8.29 acres by a native vegetation easement. Of the 61 acres in open space Lot No. 9, only 54 acres may be counted towards the hillside management CUP open space requirement; seven acres was previously provided as permanent open space for the adjacent Tentative Tract Map No. 45262 ("TR 45262"). The project is consistent with the minimum 70 percent required for nonurban hillside projects.
16. The boundary of the subject property includes a portion of Lot No. 16 of the adjacent TR 45262, located immediately north of the subject property. TR 45262 was approved for 16 single-family lots with a CUP for hillside management and density-controlled development. Lot No. 16 was 8.61 acres in size, retained in private ownership, and encompassed the majority of open space required by the CUP. After recordation of TR 45262, two lot line adjustments removed

approximately seven acres from the original Lot No. 16 to within the subject property and now included within proposed open space Lot No. 9.

17. The project was presented before the Commission on June 9, 2004 as a subdivision request for 10 single-family lots, one open space lot and one private and future street lot. Staff indicated that the proposed 10 lots exceeded the open space maximum allowable density and incorrectly included density from Lot No. 16 of TR 45262.
18. For the June 9, 2004 public hearing, 35 comment letters were submitted to the Commission, including those in response to the environmental document. Nineteen (19) letters were in support of the project, and five letters were in opposition. Concerns included the proposed gated community, grading of steep slopes, two-story homes, street improvement standards for Liberty Canyon Road and Park Vista Road, and access to the State Park. Letters from agencies, including those commenting on the environmental document, include the Los Angeles County Department of Public Works ("Public Works"), Los Angeles County Department of Parks and Recreation, the Santa Monica Mountains Conservancy, Las Virgenes Municipal Water District, Las Virgenes Unified School District, California Department of Fish and Game, California Department of Parks and Recreation, and the National Park Service.
17. Nine persons testified at the public hearing: two in favor and seven in opposition to the project. Additional issues raised during the public hearing included concerns regarding the wildlife corridor and support of a full 200-foot buffer from the State Park as well as a status of access to the existing equestrian facility and concerns of exotic, non-native plants and negative effects of exterior lighting.
18. After hearing staff's presentation and taking testimony, the Commission continued the matter off calendar, and directed the applicant to redesign the project. The Commission's instructions for the redesign included reducing the density from the incorrect maximum of 10 dwelling units to the maximum eight dwelling units, incorporating stepped-level pads to reduce grading, and depicting access to the southerly inholding property within the State Park.
19. The applicant submitted a redesigned project, as depicted on the tentative map dated September 1, 2004, that includes stepped-level pads, reduced grading, a partial 200-foot buffer between the subject property and the State Park, an easement to an inholding property within the State Park, and additional information on the debris walls.
20. The redesigned project was advertised for the January 26, 2005 public hearing. Four additional letters were received since the first hearing, including one in support

of the project. Comments included the need to address safety concerns associated with the project, and comments from the City of Agoura Hills responding to the absence of speed humps on Liberty Canyon Road, and on land use density, subdivision timing, geology, biological and cultural resources, grading and traffic.

21. At the January 26, 2005 public hearing, the Commission heard from staff and the applicant, followed by testimony from two persons: one in support and one in opposition. Testimony at the public hearing included comments on the issue of tennis court lighting, lowering of pad elevations, consistency of street improvements, driveway gates and lack of gated developments in the area. The Commission then directed the applicant to include additional changes to the project design, including lowering of the pad on Lot No. 6, use of contour-grading to the maximum extent feasible, an inclusion of a three to four-foot berm on the southerly boundary of the pad on Lot No. 6, and conditions for the development including a maximum single-story home on Lot No. 6, use of colored concrete for visible infrastructure improvements, and varied front yard setbacks. The Commission directed the applicant to submit the map with these changes to the Los Angeles County Subdivision Committee ("Subdivision Committee") for technical review before their final action.
22. The applicant submitted the map with the requested changes to the Subdivision Committee, as depicted on the tentative map dated February 15, 2005. The Subdivision Committee reviewed the project, and provided conditions.
23. The manufactured slopes shown on the tentative map dated February 15, 2005, are contoured to the maximum extent feasible. The grading was designed to blend, particularly at the northern end of the slopes near Lot No. 3 as it connects to the existing contours of the subject property.
24. The pad elevations as shown on the tentative map dated February 15, 2005, reflect the approved design of the project. Any alteration of the pad elevations must be in substantial conformance with this tentative map, to the satisfaction of the Director of the Los Angeles County Department of Regional Planning ("Regional Planning").
25. The Commission indicated that the project should be constructed with plumbing for the potential future use of reclaimed water for irrigation of the landscaped slopes. The applicant contacted the Las Virgenes Municipal Water District ("LVMWD") regarding the supply of reclaimed water, and was informed by LVMWD that there are no future plans for the extension of reclaimed water service to the subject property. The slopes are proposed to be revegetated with native vegetation and therefore require minimal watering.

26. The cul-de-sac end of Park Vista Road Lot No. 10 as shown on the tentative map dated February 15, 2005, was slightly pulled back in response to the Commission's direction.
27. The Commission indicated that the private equestrian pad shown at the rear of Lot No. 5 should revert to open space should it no longer be used for equestrian uses. After discussion with staff concerning the difficulty in enforcing such a condition, the applicant is required to record a covenant on the property ensuring that the rear pad only be maintained for private equestrian use and not for commercial uses or any other agricultural uses otherwise permitted by the underlying A-1 zoning. Best management practices are also to be followed in the management, including waste management, of the equestrian use.
28. A 30-foot wide ingress-egress easement is depicted on the tentative map colocated with a 20-foot wide private driveway and fire lane between Lot Nos. 5 and 6, to provide access to Assessors Parcel Number ("APN") 2063-010-011, the southerly inholding property within the State Park. The Commission indicated that this access shall be guaranteed to APN 2063-010-011, and the use of the driveway limited to APN 2063-010-011 and any official State Park vehicle. No other persons, including members of the public who wish to recreate in the State Park, shall be permitted to use this access.
29. The proposed use is required to comply with the development standards of the A-1 zone and the Santa Monica Mountains North Area Community Standards District pursuant to Sections 22.24.110 and 22.44.133 of the County Code, except as otherwise modified by Conditional Use Permit Case No. 02-201-(3).
30. Pursuant to Sections 21.28.060 and 21.24.120 of the County Code, Park Vista Road is approved as a private and future street.
31. Pursuant to Section 21.24.090 of the County Code, the alternate cross section is permitted for Liberty Canyon Road within the subdivision. It is determined that the use of such alternate cross section would be in keeping with the design and improvement of the adjoining streets.
32. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the General Plan. The project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
33. The site is physically suitable for the type of development and density being proposed, since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained

street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs, and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.

34. The design of the subdivision and the type of improvements will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
35. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
36. The design of the subdivision provides for future passive or natural heating or cooling opportunities therein.
37. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and on the tentative tract map, provide adequate protection for any such easements.
38. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
39. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
40. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
41. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the County Code.
42. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.)

("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, flood, water quality, biota, cultural resources, visual quality, utilities, education and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.

43. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.
44. This project is not *de minimus* in its effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
45. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for Conditional Use Permit Case No. 02-201-(3), Oak Tree Permit Case No. 02-201-(3) and the Mitigation Monitoring Program.
46. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Vesting Tentative Tract Map No. 53100 subject to the attached conditions and recommendations of the Subdivision Committee.

**DEPARTMENT OF REGIONAL PLANNING
VESTING TENTATIVE TRACT MAP NO. 53100**

Map Date: 02-15-2005

CONDITIONS:

1. Conform to the applicable requirements of Title 21 of the Los Angeles County Code (Subdivision Ordinance). Also conform to the requirements of Conditional Use Permit No. 02-201-(3), Oak Tree Permit No. 02-201-(3), the Santa Monica Mountains North Area Community Standards District and the Mitigation Monitoring Program.
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 02-201-(3), conform to the applicable requirements of the A-1-5 and A-1-20 zones.
3. In accordance with Conditional Use Permit No. 02-201-(3), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-1-5 and A-1-20 zones. If multiple final maps are recorded, the average area of all lots shown on each final map and all previously recorded final maps shall comply with the minimum lot area requirements of the applicable A-1-5 and A-1-20 zones.
4. Permission is granted to merge or adjust lot lines to the satisfaction of the Los Angeles County Department of Regional Planning ("Regional Planning"), with no lot line moved more than five feet from its approved location.
5. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval.
6. Within 15 days of approval, submit evidence that the conditions of the associated Conditional Use Permit Case No. 02-201-(3) and Oak Tree Permit No. 02-201-(3) have been recorded.
7. Prior to final map approval, record a covenant with the County of Los Angeles agreeing to comply with all required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning for approval.
8. Dedicate complete access rights on Lot Nos. 2, 6, 7, and 8 from Liberty Canyon Road as required by and to the satisfaction of Regional Planning and Los Angeles County Department of Public Works ("Public Works").

9. Provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of street frontage at the property line for all other lots. Provide approximately radial lot lines for each lot.
10. The existing structure on Lot 1 is to remain. All other structures are to be removed. Prior to final map approval, submit proof of demolition to Regional Planning.
11. Label the driveways on Lot Nos. 1 and 5 as "Private Driveway-Fire Lane" on the final map.
12. Post all private driveways with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's CC&Rs or in a maintenance agreement. Prior to final map approval, submit a copy of the CC&Rs or maintenance agreement to Regional Planning for approval.
13. Provide for the continued maintenance of the private driveways on Lot Nos. 1 and 5 through a covenant. Prior to final map approval, submit a copy of the covenant to be recorded for approval.
14. Provide for the ownership and maintenance of the private and future street lot No. 10 through a homeowners association or maintenance agreement by the owners of the lots served. Prior to final map approval, submit a copy of the agreement to be recorded or the CC&Rs to Regional Planning for approval.
15. Except where the Los Angeles County Fire Department ("Fire Department") determines that gates are not allowed for safety reasons, or as otherwise specified in these conditions, gated entries are permitted at the locations depicted on the tentative tract map subject to the stacking, turnaround, width and design requirements of Fire Department and Public Works.
16. Grant to all persons holding title to land within the County of Los Angeles and the Heirs, Successors, and Assigns of said persons, as their interest may now or hereafter appear of records, a non-exclusive easement for ingress and egress, road and utility purposes over the private and future streets in this subdivision to the satisfaction of Public Works and Regional Planning.
17. Provide guaranteed, continued access in perpetuity, including temporary access during construction, to Assessors Parcel Number ("APN") 2063-010-011, the southerly inholding property within the State Park. This access shall also be granted to official State Park vehicles on official business. Prior to final map approval, submit evidence to the Director of Regional Planning, which may include a signed agreement by both the applicant and the owner of APN 2063-010-011, that such guaranteed access, including temporary access during

construction and for access by State Park vehicles, from Liberty Canyon Road has been provided.

18. Permission is granted to use the alternate street cross section for Liberty Canyon Road to the satisfaction of Regional Planning and Public Works.
19. Dedicate to the County of Los Angeles on the final map the right to prohibit any development or construction of any structures over the open space Lot No. 9.
20. Dedicate open space Lot No. 9 to a public agency to the satisfaction of Regional Planning.
21. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
22. Number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of the Department of Regional Planning, unless it can be demonstrated that individual access is unnecessary.
23. Any construction of any structures over the area shown as "Conservation/Vegetation Easement" and "Native Vegetation Easement" shall be prohibited. Prior to final map approval, submit a copy of the project's CC&Rs or a covenant to be recorded to Regional Planning for approval.
24. The pad at the rear of Lot No. 5 shall be for private equestrian use only. No other use, including any use permitted by the underlying zoning, shall be allowed. Prior to final map approval, submit a covenant to be recorded with this restriction to Regional Planning for approval.
25. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in the project's CC&Rs or in a maintenance agreement that would require continued maintenance of the plantings for lots having planted slopes. Prior to final map approval, submit a copy of the CC&Rs or document to be recorded to Regional Planning for approval.
26. Three copies of a landscape plan which may be incorporated into a revised site plan, shall be submitted and approved by the Director of Regional Planning as required by Conditional Use Permit No. 02-201-(3).
27. Per Section 21.32.195 of the County Code, plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot for a minimum total of eight trees. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval,

the site/landscaping plan shall be approved by the Director of Regional Planning and the County Forester and Fire Warden, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.

28. Within 15 days of the tentative map approval, as provided in the Mitigation Monitoring Program, deposit the sum of \$3,000.00 with Regional Planning in order to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the Mitigation Monitoring Program.
29. Within five days of the tentative map approval, the subdivider shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 02-201-(3), which includes Vesting Tentative Tract Map No. 53100, Conditional Use Permit Case No. 02-201-(3) and Oak Tree Permit Case No. 02-201-(3). The project is not *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the subdivider is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$1,275.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
30. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tentative approval which action is brought within the applicable time period of Government Code Section 65499.37 or any applicable limitation period. The County shall promptly notify the applicant of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the applicant of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
31. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation;

At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein; and

The cost for collection and duplication of records and other related documents will be paid by permittee according to Section 2.170.010 of the County Code.

Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the Conditional Use Permit, Oak Tree Permit, Mitigation Monitoring Program and the attached reports recommended by the Los Angeles County Subdivision Committee, consisting of Public Works, Fire Department, Department of Parks and Recreation and Department of Health Services.

1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
2. Approves Vesting Tentative Tract Map No. 53100 subject to the attached conditions and recommendations of the Subdivision Committee.

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
8. Reserve reciprocal easements for drainage, ingress/egress, utilities, right to grade, and maintenance purposes, etc., in documents over the private driveways to the satisfaction of Public Works.
9. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
10. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
11. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets to the satisfaction of the Department of Regional Planning.
12. Grant ingress/egress and utility easements to the public over the private and future or future streets.
13. Design the boundaries of the unit final maps to the satisfaction of the Departments of Regional Planning and Public Works.
14. The first unit of this subdivision shall be filed as Tract No. 53100-01, the second unit, Tract No. 53100-02, and the last unit, Tract No. 53100.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. Show open space note on the final map and dedicate residential construction rights over the open space lots.

19. Provide ingress and egress easement to the open space lots to the satisfaction of the Department of Regional Planning.
20. Remove existing structures (except those located in Lot 1) prior to final map approval. Demolition permits are required from the Building and Safety office. Existing structures in Lot 1 are to be remained.
21. Grading permits shall not be issued prior to final map recordation.
22. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by ^{HW} Henry Wong
TR53100L-REV8.DOC

Phone (626) 458-4915

Date 04-11-2005



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 53100

REV TENTATIVE MAP DATED 02/15/05

DRAINAGE CONDITIONS

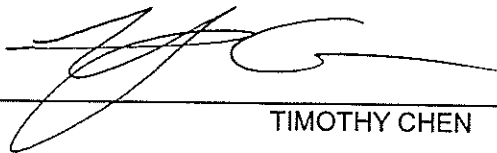
1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. A hydrology study for design of drainage facilities is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. Comply with the requirements of the Revised Drainage Concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 10/27/04 to the satisfaction of Public Works.

=====

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.
2. A grading permit shall not be issued prior to approval of the final map.

MA
Name



TIMOTHY CHEN

Date 04/06/05 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT 53100
 SUBDIVIDER Liberty Canyon, LLC
 ENGINEER Land Design Consultants, Inc.
 GEOLOGIST Geolabs – Westlake Village
 SOILS ENGINEER Geolabs – Westlake Village

TENTATIVE MAP DATED 2/15/05 (revised)
 LOCATION Agoura Hills
 REPORT DATE 9/13/04, 7/15/04, 10/15/03, 7/24/03, 5/21/03, 11/26/02, 11/11/02
 REPORT DATE 9/13/04, 7/15/04, 10/15/03, 7/24/03, 5/21/03, 11/26/02, 11/11/02

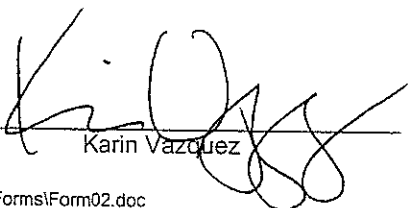
☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
 or
 delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for building areas for Lot Nos. _____, dated _____, refer to the Soils Report(s) by _____."
- ☒ The Soils Engineering review dated 3/8/05 is attached.

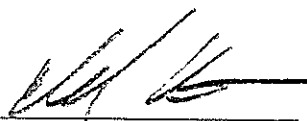
☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☒ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☒ Groundwater is less than 10 feet from the ground surface on lots 6, 7, & 8

Prepared by


 Karin Vazquez

Reviewed by



Date March 10, 2005

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District
Office 9.1
Job Number LX001129 & GMTR
Sheet 1 of 1

Tentative Tract Map 53100

Location	<u>Liberty Canyon, Agoura Hills</u>
Developer/Owner	<u>Rasmussen</u>
Engineer/Architect	<u>Land Design Consultants</u>
Soils Engineer	<u>Geolabs-Westlake Village (8841)</u>
Geologist	<u>Same as above</u>

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Map Dated By Regional Planning 2/15/05
Soils Engineering and Geologic Report Dated 9/13/04, 7/15/04, 10/15/03, 7/24/03, and 5/21/03
Previous Review Sheet Dated 9/28/04

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

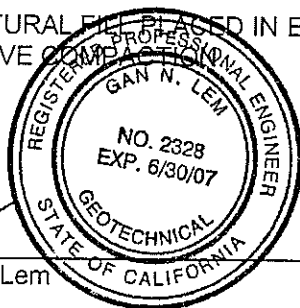
1. Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. At the grading plan review stage, provide additional static, seismic and surficial slope stability analyses for all slopes steeper than 2:1 gradient, based on the 40 scale map. Also, provide a geotechnical cross section, for each section analyzed, showing the critical failure plane used in the analyses. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards

NOTE(S) TO THE PLAN CHECKER/BUILDING SAFETY DISTRICT ENGINEER:

- A. ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL AND ARE CORROSIVE TO CONCRETE AND FERROUS METALS.
- B. PER THE SOILS ENGINEER, EXCAVATED MATERIALS WITH HIGH SULFATES/SULFIDES CONTENT SHALL BE PLACED AT LEAST 10 FEET BELOW THE PROPOSED FINISHED PAD GRADE AND 20 FEET HORIZONTALLY FROM SLOPE FACES. ANY CUT AREAS EXPOSING SUCH MATERIALS SHALL BE CAPPED WITH 5 FEET OF LOW-SULFATE BEARING MATERIALS.
- C. PER THE SOILS ENGINEER, FOOTINGS FOR THE PROPOSED STRUCTURES LOCATED NEAR THE EASTERLY TRACT BOUNDARY SHALL BE FOUNDED BELOW AND BEHIND THE 1:1 PROJECTION (STRUCTURAL SETBACK LINE).
- D. PER THE STRUCTURAL ENGINEER, ALL STRUCTURAL WALLS PLACED IN EXCESS OF 20 FEET DEPTH SHALL BE COMPACTED TO LEAST 92 PERCENT RELATIVE COMPACTION.

Prepared by _____

Gan Lem



Date 3/8/05

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve (when less than 1,000 feet) shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
3. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
4. Provide standard property line return radii of 13 feet at the intersection of Liberty Canyon Road and Park Vista Road.
5. Make an offer of private and future right of way 29 feet from centerline including a standard cul-de-sac bulb on Park Vista Road.
6. Make an offer of additional private and future right of way on Park Vista Road in the vicinity of the gated entrance to construct a turnaround with minimum 32 feet radius to the satisfaction of Public Works.
7. Whenever there is an offer of a private and future street, provide a drainage statement/letter.
8. Repair any broken or damaged pavement on Liberty Canyon Road abutting this subdivision to the satisfaction of the City of Agoura Hills.
9. Construct curb, gutter, base, pavement, and sidewalk on Liberty Canyon Road from Park Vista Road northerly to join the existing curb, gutter, pavement, and sidewalk to the satisfaction of the City of Agoura Hills. If needed, construct off-site curb, gutter, pavement, and sidewalk to the satisfaction of the City of Agoura Hills.
10. Design the intersection of Liberty Canyon Road with Park Vista Road to the satisfaction of the City of Agoura Hills. If needed, provide additional on-site right of way and off-site right of way/easement to the satisfaction of the City of Agoura Hills.

11. Construct curb, gutter, base, pavement, and sidewalk on the south side of the existing Park Vista Road at the intersection with Liberty Canyon Road to the satisfaction of the City of Agoura Hills.
12. Plant street trees along the property frontage on Liberty Canyon Road to the satisfaction of the City of Agoura Hills.
13. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on Park Vista Road. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way. The typical section as shown on the tentative map is not approved.
14. Locate the entry gate or key pad (if one is provided) a minimum of 50 feet beyond the right of way of Liberty Canyon Road at Park Vista Road and construct the gated entrance on Park Vista Road with a minimum of 32 feet radius for turnaround to the satisfaction of Public Works. Setback the raised median nose in the private driveway a minimum of 20 feet from Liberty Canyon Road's right of way to the satisfaction of Public Works. The details of the gated access as shown on the tentative map are not necessarily approved.
15. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
16. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
17. Install postal delivery receptacles in groups to serve two or more residential units.
18. Provide and install street name signs prior to occupancy of buildings.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. If the existing sewer system is found to have insufficient capacity, upgrade the proposed and existing sewerage system (both on and off-site) to the satisfaction of Public Works.
4. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
5. Easements are required, subject to review by Public Works to determine the final locations and requirements.
6. The subdivider shall determine from the Las Virgenes Municipal Water District where the connection to the trunk sewer system and disposal facilities of the District shall be made, and shall meet the requirements of the Water District for the use of the sewerage facilities. Acceptance by the District must be assured in writing.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot
3. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Janet Rodriguez
Reviewed by Henry Wong *HW*

Phone (626) 458-4921

Date 04-05-2005

tr53100w-rev8



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 53100 Tentative Map Date 15-FEB-05

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 2 public fire hydrant(s). Upgrade / Verify existing public fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location:
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date 21-Apr-05



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 53100 Map Date 15-FEB-05

C.U.P. 02-201 Vicinity Malibu 324

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **Fire sprinklers shall be installed per the UFC 1003.2.11. Installation shall be in compliance with the NFPA 13. Apply the fire sprinkler notation onto the final map.**
The proposed gate meets current requirements by Los Angeles County Fire Department.

By Inspector: Janna Masi Date 21-Apr-05



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map #	53100	DRP Map Date:02/15/2005	SCM Date: / /	Report Date: 04/11/2005
Park Planning Area #	33B	AGOURA / CALABASAS		Map Type:TENTATIVE

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.06
IN-LIEU FEES:	\$17,178

Conditions of the map approval:

The park obligation for this development will be met by:

Trails:

No trails.

Comments:

Proposed to subdivide one (1) lot into eight (8) single family lots, with credit for one (1) house to remain, net density increase of seven (7) units.

Contact Patrocenia T. Sobrepeña, Acting Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:

James Barber, Advanced Planning Section Head

Supv D 3rd
April 07, 2005 10:29:41
QMB02F.FRX



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	53100	DRP Map Date:02/15/2005	SMC Date: / /	Report Date: 04/11/2005
Park Planning Area #	33B	AGOURA / CALABASAS		Map Type:TENTATIVE

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 8 = Proposed Units 7 + Exempt Units 1

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.91	0.0030	7	0.06
M.F. < 5 Units	2.39	0.0030	0	0.00
M.F. >= 5 Units	2.17	0.0030	0	0.00
Mobile Units	2.50	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.06

Park Planning Area = 33B AGOURA / CALABASAS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.06	\$286,299	\$17,178

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.06	0.00	0.00	0.06	\$286,299	\$17,178



COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 · FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Susie

April 4, 2005

Tract No. 53100

RFS No. 05-0006379

Vicinity: Calabasas

Tentative Tract Map Date: February 15, 2005 (8th Revision)

The Los Angeles County Department of Health Services' conditions for approval for **Vesting Tentative Tract Map 53100** are unchanged with the submission of the revised map. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Las Virgenes Municipal Water District**, a public water system, which guarantees water connection and service to all lots.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facility as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV

Mountain and Rural/Water, Sewage, and Subdivision Program

TRACT/~~PARCEL MAP~~ NO. 46798 Rev. TENTATIVE MAP DATED 7-6-93

- ☐ The subdivider shall prepare signing and striping plans for all multi-lane streets and highways within or abutting this land division to the satisfaction of the Department.
- ☐ The centerlines of all local streets shall be aligned without creating jogs of less than 150 feet. A one foot jog may be used where a street changes width from 60 feet to a 58 feet right of way.
- ☐ The minimum centerline radius is 350 feet on all local streets with 40 feet between curbs and on all streets where grades exceed 10%.
- ☐ The minimum centerline radius on a local street with an intersecting street on the concave side should comply with design speeds per Road/Sewer/Water Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
- ☐ Design local streets to have minimum centerline curve radii which will provide centerline curves of 100 feet minimum length. Reversing curves need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet. The length of curve outside of the BCR is used to satisfy the 100 foot minimum requirement.
- ☐ Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways).
- ☐ The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
- ☐ Provide standard property line return radii of 13 feet at all local street intersections, including intersection of local streets with General Plan Highways, and 27 feet where all General Plan Highways intersect, or to the satisfaction of the Department.
- ☐ Construct drainage improvements and offer easements needed for street drainage or slopes.
- ☐ Driveways to be abandoned shall be replaced with standard curb, gutter, and sidewalk.
- ☐ Repair any broken or damaged curb, gutter, sidewalk, and pavement on streets within or abutting the subdivision.
- ☐ Construct additional pavement on partially improved highways to provide a striped (left-turn/right-turn) lane at entrance street intersection(s).
- ☐ Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6%.
- ☐ Construct full width sidewalk at all walk returns.
- ☒ Construct a slough wall outside the street right of way when the height of slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way.

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD UNIT

(LLDR3)

TRACT/ ~~PARCEL~~-MAP NO. 46798 Rev. TENTATIVE MAP DATED 7-6-93

- ☐ Offsite improvements are tentatively required.
- ☐ Existing trees in dedicated right of way or right of way to be dedicated shall be removed if they are not acceptable as street trees.
- ☒ All utility lines shall be underground to the satisfaction of the Department of Public Works per Section 21.24.400 of Title 21 of the Los Angeles County Code. Contact Construction Division at (818) 458-3141 for new location of any above ground utility structure in parkway.
- ☐ Prior to final approval, enter into a written agreement with the County of Los Angeles, whereby the subdivider agrees to issue a letter of credit to fully guarantee the payment of fee for the proposed _____
Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of recordation. The current fee is \$ _____ per _____ and is subject to change.
- ☐ Postal delivery receptacles shall be located behind the sidewalk and installed in groups to serve two or more residential units.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
FOR CONDITIONAL USE PERMIT CASE NO. 02-201-(3)**

1. The Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 02-201-(3) on June 9, 2004, and a continued public hearing on January 26, 2005. This conditional use permit request was heard concurrently with Vesting Tentative Tract Map No. 53100 and Oak Tree Permit Case No. 02-201-(3).
2. A conditional use permit is required to ensure compliance with hillside management and density-controlled development criteria pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
3. The subject site is located at the intersection of Liberty Canyon Road and Park Vista Road in The Malibu Zoned District.
4. The irregularly-shaped property is 87.16 gross acres in size with moderate to steep topography. A portion of the site is currently developed with residences and equestrian use. The slope map for the property indicates that approximately 60.44 acres have slopes of 0 to 50 percent, and 26.72 acres have slopes of 50 percent and over.
5. Access to the proposed development is provided by Liberty Canyon Road, a 64-foot wide secondary highway, and the extension of Park Vista Road, a proposed 58-foot wide private and future cul-de-sac street.
6. The project site is currently zoned A-1-5 (Light Agricultural – five acre minimum lot area) and A-1-20 (Light Agricultural – 20 acre minimum lot area), which were established by Ordinance Number 2002-0062Z which became effective on September 19, 2002.
7. Surrounding zoning includes A-1-22,000 (Light Agricultural – 22,000 square feet minimum lot area), R-1-22,000 (Single-Family Residence – 22,000 square feet minimum lot area) and A-1-20 to the north. Property to the west is zoned O-S (Open Space) and A-1-20 as well as O-S to the south. Property to the east is within the City of Calabasas.
8. The existing structure shown on Lot No. 1 on the exhibit "A" is intended to remain. Its continued maintenance at the present location is in conformance with the requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance).
9. There are single-family residences to the north and east. Malibu Creek State Park ("State Park") is located to the south, and vacant property lies to the west.
10. The project has been determined to be consistent with the A-1-5 and A-1-20 zoning

classification. Single-family residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the County Code. The proposed lot sizes of the project are less than the area requirements of the A-1-5 and A-1-20 zoning. However, the applicant has requested a CUP for density-controlled development pursuant to Section 22.56.205 of the County Code, which concentrates dwelling units to a portion of the property and allows smaller lot sizes as long as the required size is achieved over the entire subject property. The remaining area is reserved as permanent open space.

11. The property is depicted in the Mountain Lands 5 (one dwelling unit per five acres) and Mountain Lands 20 (one dwelling unit per 20 acres) land use categories of the Santa Monica Mountains North Area Plan ("North Area Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). The proposed eight dwelling units is consistent with the maximum eight dwelling units permitted by the land use categories for residential development.
12. This is a hillside project since the subject property exhibits natural slopes of 25 percent or greater. A CUP is required for the project since the eight dwelling units proposed exceeds the non-urban low-density threshold established for the site.
13. Vesting Tentative Tract Map No. 53100 is a related request to create eight single-family lots, one open space lot and one private and future street lot.
14. Oak Tree Permit Case No. 02-201-(3) is a related request to authorize removal of one oak tree and encroachment within the protected zone of one oak tree.
15. The applicant's site plan, labeled as "Exhibit A," dated February 15, 2005, depicts a gated residential development of eight single-family dwelling units, and includes one open space lot and one private and future street lot on 87.16 acres. The single-family lots range in size from 1.06 acres to 9.86 acres. The proposed homes may be two stories in height except for those on Lot Nos. 6 and 7. The home on Lot No. 6 shall be maximum one-story in height (maximum 17 feet above grade), and the home on Lot No. 7 is maximum one-story in height (maximum 17 feet above grade) at its southern elevation, and may be two stories (maximum 35 feet above grade) at its northern elevation. Each home will have an attached minimum two-car garage, for a minimum total of 16 covered parking spaces. Access is provided by Liberty Canyon Road for Lot No. 1, and a private and future street Lot No. 10, Park Vista Road, for Lot Nos. 2 through 8.
16. The project provides a total 65.19 acres of open space (81.5 percent), including 2.9 acres covered by a conservation/vegetation easement and 8.29 acres by a native vegetation easement. Of the 61 acres in open space Lot No. 9, only 54 acres may be counted towards the hillside management CUP open space requirement; seven acres was previously provided as permanent open space for the adjacent Tentative

Tract Map No. 45262 ("TR 45262"). The project is consistent with the minimum 70 percent required for nonurban hillside projects.

17. The boundary of the subject property includes a portion of Lot No. 16 of the adjacent TR 45262, located immediately north of the subject property. TR 45262 was approved for 16 single-family lots with a CUP for hillside management and density-controlled development. Lot No. 16 was 8.61 acres in size, retained in private ownership, and encompassed the majority of open space required by the CUP. After recordation of TR 45262, two lot line adjustments removed approximately seven acres from the original Lot No. 16 to within the subject property and now included within proposed open space Lot No. 9.
18. For a density-controlled development, all common areas shall be reserved as permanent open space. Further, where any lot or parcel of land is sold or otherwise separated in ownership, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development.
19. For the June 9, 2004 public hearing, 35 comment letters were submitted to the Commission, including those in response to the environmental document. Nineteen (19) letters were in support of the project, and five letters were in opposition. Concerns included the proposed gated community, grading of steep slopes, two-story homes and street improvement standards for Liberty Canyon Road and Park Vista Road. Letters from agencies, including those commenting on the environmental document, include the Los Angeles County Department of Public Works ("Public Works"), Los Angeles County Department of Parks and Recreation, the Santa Monica Mountains Conservancy, Las Virgenes Municipal Water District, Las Virgenes Unified School District, California Department of Fish and Game, California Department of Parks and Recreation, and the National Park Service.
20. Nine persons testified at the public hearing: two in favor and seven in opposition to the project. Additional issues raised during the public hearing included concerns regarding the wildlife corridor and support of a full 200-foot buffer from the State Park as well as a status of access to the existing equestrian facility and concerns of exotic, non-native plants and negative effects of exterior lighting.
21. After hearing staff's presentation and taking testimony, the Commission continued the matter off calendar, and directed the applicant to redesign the project. The Commission's instructions for the redesign included reducing the density from the incorrect maximum of 10 dwelling units to the maximum eight dwelling units, incorporating stepped-level pads to reduce grading, and depicting access to the southerly inholding property within the State Park.

22. The applicant submitted a redesigned project, as depicted on the tentative map dated September 1, 2004, that includes stepped-level pads, reduced grading, a partial 200-foot buffer between the subject property and the State Park, an easement to an inholding property within the State Park, and additional information on the debris walls.
17. The redesigned project was advertised for the January 26, 2005 public hearing. Four additional letters were received since the first hearing, including one in support of the project. Comments included the need to address safety concerns associated with the project, and comments from the City of Agoura Hills responding to the absence of speed humps on Liberty Canyon Road, and on land use density, subdivision timing, geology, biological and cultural resources, grading and traffic.
18. At the January 26, 2005 public hearing, the Commission heard from staff and the applicant, followed by testimony from two persons: one in support and one in opposition. Testimony at the public hearing included comments on the issue of tennis court lighting, lowering of pad elevations, consistency of street improvements, driveway gates and lack of gated developments in the area. The Commission then directed the applicant to include additional changes to the project design, including lowering of the pad on Lot No. 6, use of contour-grading to the maximum extent feasible, an inclusion of a three to four-foot berm on the southerly boundary of the pad on Lot No. 6, and conditions for the development including a maximum single-story home on Lot No. 6, use of colored concrete for visible infrastructure improvements, and varied front yard setbacks. The Commission directed the applicant to submit the map with these changes to the Los Angeles County Subdivision Committee ("Subdivision Committee") for technical review before their final action.
19. The applicant submitted the map with the requested changes to the Subdivision Committee, as depicted on the tentative map dated February 15, 2005. The Subdivision Committee reviewed the project, and provided conditions.
21. The manufactured slopes shown on the tentative map dated February 15, 2005, are contoured to the maximum extent feasible. The grading was designed to blend, particularly at the northern end of the slopes near Lot No. 3 as it connects to the existing contours of the subject property.
22. The pad elevations as shown on the tentative map dated February 15, 2005, reflect the approved design of the project. Any alteration of the pad elevations must be in substantial conformance with this tentative map, to the satisfaction of the Director of the Los Angeles County Department of Regional Planning ("Regional Planning").
23. The Commission indicated that the project should be constructed with plumbing for

the potential future use of reclaimed water for irrigation of the landscaped slopes. The applicant contacted the Las Virgenes Municipal Water District ("LVMWD") regarding the supply of reclaimed water, and was informed by LVMWD that there are no future plans for the extension of reclaimed water service to the subject property. The slopes are proposed to be revegetated with native vegetation and therefore require minimal watering.

24. The cul-de-sac end of Park Vista Road Lot No. 10 as shown on the tentative map dated February 15, 2005, was slightly pulled back in response to the Commission's direction.
25. The Commission indicated that the private equestrian pad shown at the rear of Lot No. 5 should revert to open space should it no longer be used for equestrian uses. After discussion with staff concerning the difficulty in enforcing such a condition, the applicant is required to record a covenant on the property ensuring that the rear pad only be maintained for private equestrian use and not for commercial uses or any other agricultural uses otherwise permitted by the underlying A-1 zoning. Best management practices are also to be followed in the management, including waste management, of the equestrian use.
26. The proposed use is required to comply with the development standards of the A-1 zone and standards and requirements of the Santa Monica Mountains North Area Community Standards District ("SMM North Area CSD"), as set forth in Sections 22.24.110 and 22.44.133 of the County Code, except as otherwise modified herein by this grant.
27. As the project was deemed complete prior to the January 6, 2005 effective date of the SMM North Area CSD grading and significant ridgeline ordinance, the amended CSD provisions are not applicable. Any future development shall be subject to all applicable provisions of the SMM North Area CSD.
28. Pursuant to Section 22.24.110 of the County Code, no building or structure in the A-1 zone shall have a height in excess of 35 feet above grade, except chimneys and rooftop antennae. The structure on Lot No. 6 shall be limited to single-story in height (maximum 17 feet above grade). The structure on Lot No. 7 shall be limited to single-story in height (maximum 17 feet above grade) at the southern elevation, and may be two stories in height (maximum 35 feet above grade) at its northern elevation.
29. Section 22.24.110 of the County Code requires a minimum front yard depth of not less than 20 feet, interior side yard setbacks of not less than five feet, and rear yard setbacks of not less than 15 feet on properties. The development shall be required to have varied front yard setbacks not less than the minimum required to avoid a standard subdivision appearance, encourage design features promoting amenities

equal to or better than a development plan incorporating required yards, and assist in integrating the proposed development in relation to location on the site and its relationship to the surrounding area.

30. Section 22.24.110 of the County Code provides that in the A-1 zone, fences and walls shall not exceed three-and-one-half feet within the required front yard depth and six feet within the side and rear yard setbacks.
31. Section 22.24.110 of the County Code requires parking to be provided as required by Part 11 of Chapter 22.52 of the County Code. Section 22.52.1180 of Part 11 requires two covered standard automobile parking spaces for each single-family residence. The Exhibit "A" (dated February 15, 2005) submitted by the permittee depicts two covered parking spaces for each single-family residence for a total of 16 covered parking spaces. The proposed project is in compliance with the parking requirement of the A-1 zone.
32. Pursuant to Section 22.52.630 of the County Code, all required fences or walls which are open to public view from any street or highway shall be provided with at least one square foot of landscaping for each linear foot of such frontage; no landscaping shall be developed with a horizontal dimension of less than three feet. The applicant's Exhibit "A" shows that the project is in compliance with this requirement.
33. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, flood, water quality, biota, cultural resources, visual quality, utilities, education and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.
34. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review

process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment; and finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission.

35. This project is not *de minimus* in its effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
36. Approval of this conditional use permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53100, Oak Tree Permit Case No. 02-201-(3) and the Mitigation Monitoring Program.
37. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
38. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;

Findings

- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area;
- G. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents; and
- I. That the approval of proposed dwelling units exceeding the number permitted by the low-density threshold for the proposed development in nonurban hillsides is based on the ability to mitigate problems of public safety, design and/or environmental considerations.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
- 2. Approves Conditional Use Permit Case No. 02-201-(3) subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
CONDITIONAL USE PERMIT CASE NO. 02-201-(3)**

Exhibit "A" Date: 2-15-2005

CONDITIONS:

1. This grant authorizes the use of the 87.16-acre subject property for a maximum total of eight dwelling units with eight single-family lots, one open space lot, and one private and future street lot clustered in compliance with hillside management design review criteria and density-controlled development, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 9 and 53.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
7. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles ("County") the sum of **\$750.00**. These monies shall be placed in a performance fund, which shall be used exclusively to

compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) biennial inspections**. The inspections shall be unannounced.

8. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
9. Within five days of the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 02-201-(3), which includes Vesting Tentative Tract Map No. 53100, Conditional Use Permit Case No. 02-201-(3) and Oak Tree Permit Case No. 02-201-(3). The project is not *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$1,275.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map, or parent map if multiple final maps are filed, for Vesting Tentative Tract Map No. 53100. In the event that Vesting Tentative Tract Map No. 53100 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. No grading permit shall be issued prior to final map recordation.
14. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map. An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 53100 may, at the discretion of the Director of Regional Planning, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
15. No import of earth material shall be permitted.
16. All development shall comply with the requirements of Title 22 of the County Code (Zoning Ordinance) and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning.
17. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval.
18. Exterior lighting shall be minimized to the greatest extent feasible, particularly at the southern and eastern portions of the development nearest open space Lot No. 9 and Malibu Creek State Park, unless required for safety reasons. This condition shall be ensured through language in the project's CC&Rs.

19. Record a covenant on the property to ensure that the rear pad on Lot No. 5 only be maintained for private equestrian use and not for commercial use or any other agricultural use otherwise permitted by the underlying A-1 zone. Submit a copy of the covenant to be recorded, including requirements for best management practices related to equine waste management, to Regional Planning for approval.
20. Provide guaranteed, continued access in perpetuity, including temporary access during construction, to Assessors Parcel Number ("APN") 2063-010-011, the southerly inholding property within the State Park. Submit evidence to the Director of Regional Planning, which may include a signed agreement by both the applicant and the owner of APN 2063-010-011, that such guaranteed access, including temporary access during construction, from Liberty Canyon Road has been provided.
21. The area of the individual lots shall substantially comply to that shown on the approved Exhibit "A" dated February 15, 2005, or an approved revised Exhibit "A."
22. The development of the subject property shall comply with all requirements and conditions approved for Vesting Tentative Tract Map No. 53100.
23. The development is approved with setbacks a minimum 20 feet in the front yard, five feet in the side yard and 15 feet in the rear yard. The development shall have varied front yard setbacks so as to avoid a standard subdivision appearance. Prior to any issuance of a building permit, a site plan shall be submitted to and approved by the Director of Regional Planning, as a revised Exhibit "A," to ensure compliance with the requirement of varied front yard setbacks.
24. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas. The structure on Lot No. 6 shall be limited to one story in height. The structure on Lot No. 7 shall be limited to one story in height at its southern elevation, and may be up to two stories in height at its northern elevation. Prior to any issuance of a building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director of Regional Planning, as a revised Exhibit "A," to ensure compliance.
25. A minimum of three different types of construction materials shall be required for the single-family residences to avoid a standard subdivision appearance. Prior to any issuance of a building permit, a site plan including a sample of building materials, shall be submitted to and approved by the Director of Regional Planning, as a revised Exhibit "A," to ensure compliance.
26. Roofing materials shall be dark in color. Prior to any issuance of a building permit, a site plan including color palette of roof materials, shall be submitted to and

Conditions

approved by the Director of Regional Planning, as a revised Exhibit "A," to ensure compliance.

27. Only natural, earth-tone colored concrete that blends with the surrounding natural environment, shall be used for all facility improvements, including terrace drains, concrete structures, etc. Prior to any issuance of a grading permit, a copy of plans including color palette, shall be submitted to and approved by the Director of Regional Planning, as a revised Exhibit "A," to ensure compliance.
28. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
29. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
30. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
31. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m. No Saturday, Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.
32. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Regional Planning and the Director of Public Works.
33. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high wind (i.e. greater than 20 mph average over one hour) to prevent excessive amounts of dust.
34. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.

Conditions

35. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
36. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
37. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County.
38. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
39. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible the color of the adjacent surfaces.
40. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes.
41. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services ("Health Services"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
42. If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented to the satisfaction of Health Services. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Health Services and the California Regional Water Quality Control Board.
43. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with State Seismic Hazard Safety laws to the satisfaction of Public Works.
44. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.

45. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
46. During construction, all large-size truck trips shall be limited to off-peak commute periods.
47. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized-transport vehicles on state highways.
48. Prior to the issuance of any grading or building permit, a site plan shall be submitted to and approved by the Director of Regional Planning indicating that the proposed construction and associated grading:
 - a. Complies with the conditions of this grant and the standards of the zone; and
 - b. Is compatible with hillside resources.
49. All graded slopes (cut and fill) shall be revegetated. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Regional Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation.

In addition to the review and approval by the Director of Regional Planning, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"). Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan must show that the area covered by native vegetation and conservation/vegetation easements shall contain only locally indigenous species, including trees, shrubs and ground covering. However, if the permittee demonstrates to the satisfaction of the Director of Regional Planning that compliance with this requirement is not possible due to County fire safety requirements, then the Director of Regional Planning may determine that a lower percentage of such planting shall be required. In those areas where the Director of Regional Planning approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 80 percent. The landscaping will include trees, shrubs and ground covering at a mixture and density determined by

the Director of Regional Planning and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director of Regional Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

50. Additional planting shall be required along debris walls to its minimize visual appearance. Prior to issuance of a grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director of Regional Planning. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation.
51. Open space shall comprise not less than 81.5 percent of the project area which shall be not less than 65.19 acres. Pursuant to Section 22.56.215 (J) of the County Code, such open space may include the portions of private yards outside the building pads.
52. All commonly owned areas shall be reserved as permanent open space. Such reservation shall be by establishment of a homeowners association, maintenance district or other appropriate means or methods to ensure to the satisfaction of the Director of Regional Planning the permanent reservation and continued perpetual maintenance of required commonly owned areas.
53. As a means to further ensure the permanent reservation of commonly owned areas, no dwelling unit shall be sold, conveyed or otherwise alienated or encumbered separately from an undivided interest in any commonly owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly owned areas or a share in the corporation or voting membership in an association owning the commonly owned area.
54. Concurrent with the recordation of the final map, record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation, submit a copy of the covenant to the Director of Regional Planning for approval.
55. The environmental mitigation measures are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the

Director of Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of a final map to be approved prior to recordation.
 - b. Prior to or concurrent with submittal of the revised Exhibit "A" to be approved by the Director of Regional Planning prior to issuance of grading permits.
 - c. At the time of building permit issuance, including verification of payment of applicable fees.
 - d. Prior to occupancy clearances by Public Works.
 - e. Additional reports shall be submitted as required by the Director of Regional Planning.
56. Within 15 days of the approval of this grant, the permittee shall deposit the sum of **\$3,000.00** with the Department of Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Regional Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Program.

**FINDINGS OF THE HEARING OFFICER FOR
OAK TREE PERMIT CASE NO. 02-201-(3)**

1. The Regional Planning Commission ("Commission") conducted a duly noticed public hearing in the matter of Oak Tree Permit Case No. 02-201-(3) on June 9, 2004, and continued public hearing on January 26, 2005. Oak Tree Permit Case No. 02-201-(3) was heard concurrently with Vesting Tentative Tract Map No. 53100 and Conditional Use Permit Case No. 02-201-(3).
2. Oak Tree Permit Case No. 02-201-(3) requests authorization to remove one oak tree and encroach within the protected zone of one oak tree in conjunction with the construction of a residential development, pursuant to Section 22.56.2060 of the Los Angeles County Code ("County Code").
3. The subject site is located at the intersection of Liberty Canyon Road and Park Vista Road in The Malibu Zoned District.
4. The irregularly-shaped property is 87.16 gross acres in size with moderate to steep topography. A portion of the site is currently developed with residences and equestrian use. The slope map for the property indicates that approximately 60.44 acres have slopes of 0 to 50 percent, and 26.72 acres have slopes of 50 percent and over.
5. The applicant has submitted an Oak Tree Report prepared by a certified arborist that identifies and evaluates 53 oak trees on the subject property.
6. The applicant proposes to remove one oak tree; the other 52 oak trees will remain in their current locations. The oak tree proposed for removal is in the center of Lot No. 10, where the extension of private and future Park Vista Road is proposed.
7. The Los Angeles County Forester and Fire Warden ("Forester and Fire Warden"), Forestry Division, has reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition and species of the oak trees on the site. The Forester and Fire Warden has recommended approval of the requested oak tree removal and encroachment, subject to recommended conditions of approval, including replacement trees to be provided on a two-to-one (2:1) basis. Therefore, the total mitigation planting shall include two specimen oak trees. In addition, two acorns shall be planted.
8. Vesting Tentative Tract Map No. 53100 is a related request to subdivide the subject property into eight single-family lots, one open space lot and one private and future street lot.
9. Conditional Use Permit Case No. 02-201-(3) is a related request to ensure compliance with hillside development and density-controlled development criteria pursuant to Sections 22.56.105 and 22.56.215 of the County Code.

Findings

10. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of the Los Angeles County Department of Public Works as a condition of approval of the associated tentative tract map.
11. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et. seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on geotechnical, flood, water quality, biota, cultural resources, visual quality, utilities, education and mandatory findings. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, a Mitigated Negative Declaration has been prepared for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program.
12. After consideration of the attached Mitigated Negative Declaration and Mitigation Monitoring Program together with any comments received during the public review process, the Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project as revised will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and attached Mitigation Monitoring Program.
13. This project is not *de minimus* in its effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
14. Approval of this oak tree permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53100, Conditional Use Permit Case No. 02-201-(3) and the Mitigation Monitoring Program.
15. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:**

- A. That construction of the proposed land use will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code;
- B. That the removal of one oak tree is necessary as it interferes with utility services or streets and highways within the subject property and no reasonable alternative to such interference exists other than removal of the tree;
- C. That the removal of the oak tree proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated; and
- D. That the removal of the oak tree proposed will not be contrary to or in substantial conflict with the intent and purpose of the oak tree permit procedure;

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for an oak tree permit as set forth in Section 22.56.2100 of the County Code.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

- 1. Adopts the Mitigated Negative Declaration and certifies that it has been completed in compliance with CEQA and the State and County guidelines related thereto.
- 2. Approves Oak Tree Permit Case No. 02-201-(3) subject to the attached conditions.

**DEPARTMENT OF REGIONAL PLANNING
OAK TREE PERMIT CASE NO. 02-201-(3)**

CONDITIONS:

Questions relating to these conditions should be addressed to the Forestry Division, Prevention Bureau of the Los Angeles County Fire Department ("Fire Department") at either 818-890-5719 or 323-881-2481.

1. This grant authorizes the removal of one (1) tree of the Oak Genus identified as Tree Number 32 on the applicant's site plan and Oak Tree Report, subject to all of the following conditions of approval. This grant also authorizes encroachment within the protected zone of one (1) tree of the Oak Genus identified as Tree Number 26 on the applicant's site plan and Oak Tree Report.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective until the permittee and the owner of the property if other than the permittee, have filed at the office of the Los Angeles County Department of Regional Planning ("Regional Planning") an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions have been recorded as required by Condition No. 4 and until all required monies have been paid pursuant to Condition Nos. 9 and 10.
4. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the Los Angeles County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property.
5. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
6. The subject property shall be developed, maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions.
7. All requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance) and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
8. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.

9. Within five days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles ("County") in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code for Project No. 02-201-(3), which includes Vesting Tentative Tract Map No. 53100, Conditional Use Permit Case No. 02-201-(3) and Oak Tree Permit Case No. 02-201-(3). The project is not *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is **\$1,275.00**. No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of **\$300.00**. Such fee shall be used to compensate the Los Angeles County Forester and Fire Warden ("County Forester") \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with these conditions of approval.

The above fees provide for one (1) initial inspection and two subsequent annual inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.
11. The term "Oak Tree Report" refers to the second amendment on file at Regional Planning by Land Design Consultants, Inc., the consulting arborist, dated February 24, 2004.
12. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and County Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
13. All individuals associated with the project as it relates to the Oak resources shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval.
14. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or Vesting Tentative Tract Map No. 53100.

15. The permittee shall keep copies of the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan and Conditions of Approval on the project site and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the County Forester shall give an immediate "Stop Work Order." This shall be administered both verbally and in writing. The "Stop Work Order" shall be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.
16. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the national Arborist Association. Copies of these guidelines are available from the Forestry Division of the Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.
17. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the Fire Department, a copy of which is enclosed with these conditions.

MITIGATION TREES:

18. As agreed, the permittee shall provide mitigation trees of the Oak genus at a rate of two-to-one (2:1) for the oak tree removed for a total of two mitigation trees.

The permittee shall provide mitigation trees of the Oak genus at a rate of two-to-one (2:1) for any tree specified above that dies as a result of the approved encroachment.
19. Each mitigation tree shall be at least a 24-inch box specimen in size and measure two inches or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of two inches in diameter one foot above the base.
20. Mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* or *Quercus lobata* depending on the species removed or lost due to its permitted encroachment. The seed shall be grown from a local seed source and be of high-quality.
21. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.
22. All replacement trees shall be planted on native undisturbed soil. The first two irrigations or watering of planted trees shall incorporate the addition of a mycorrhizae product (i.e. "mycorrhizaROOTS" or similar product) in accordance with the label's

directions. A layer of humus and litter from beneath the canopy of the removed tree shall also be applied to the area beneath the canopies of the replacement trees to further promote the establishment of mycorrhizae within their rooting trees.

23. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the County Forester.
24. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive two years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
25. The project arborist shall inspect all mitigation trees on an annual basis for two years after completion of construction. The arborist's observations shall be reported to the County Forester, including any loss of trees.
26. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the County Oak Tree Ordinance, once the trees have survived the required maintenance period.
27. The replacement trees shall be planted within Lot No. 5. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine the planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the County Forester and the Director of Regional Planning. Planting shall begin after the first rain.
28. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
29. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
30. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within ten feet of any oak tree in order to limit damage caused by such types of construction.

31. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited without an addendum prepared by the Forestry Division of the Fire Department and approved by Regional Planning.
32. Should encroachment within the protected zone of any additional trees of the Oak genus on the project site not permitted by this grant result in its injury or death within two years, the permittee shall be required to make a contribution to the County Oak Forest Special Fund in the amount equivalent to the oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
33. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
34. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
35. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
36. Any violation of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.
37. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.
38. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or as to be a nuisance.
39. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County, or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense.

40. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred by the department reach 80 percent of the amount on deposit up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

41. As a means of ensuring the effectiveness of the mitigation monitoring measures set forth in the attached Mitigation Monitoring Program, the permittee shall submit mitigation monitoring reports to the Director of Regional Planning. The reports shall describe the status of compliance with the mitigation measures adopted as conditions of this grant. The reports shall be submitted and approved in the following sequence:

- a. Prior to or concurrent with submittal of a final map to be approved by the Director of Regional Planning prior to recordation.
- b. Prior to or concurrent with submittal of a revised Exhibit "A" to be approved by the Director of Regional Planning prior to issuance of grading permits;
- c. At the time of building permit issuance, including verification of payment of applicable fees;
- d. Prior to occupancy clearances by Public Works.
- e. Additional reports shall be submitted as required by the Director of Regional Planning.

42. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 53100. In the event that Vesting Tentative Tract Map No. 53100 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.

43. This grant shall terminate upon the completion of the authorized oak tree removal and the completion of all required mitigation and monitoring to the satisfaction of the County Forester and the Director of Regional Planning.



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



James E. Hartl, AICP
Director of Planning

MITIGATED NEGATIVE DECLARATION

PROJECT NO. CUP, OTP 02-201 / TR 53100

1. **DESCRIPTION:**

This project involves a Tentative Tract Map, Conditional Use Permit and Oak Tree Permit to authorize subdivision of a property of two existing parcels to eight single-family lots, one hillside open space lot and one roadway lot) and one oak tree removal and one encroachment. The existing single-family residence and equestrian facility will remain.

2. **LOCATION:**

Liberty Canyon Road at Park Vista Road South of the Ventura Freeway, Agoura Hills

3. **PROPONENT:**

Liberty Canyon, LLC
26500 West Agoura Road, Suite 652
Calabasas, CA 91302

4. **FINDINGS OF NO SIGNIFICANT EFFECT:**

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Impact Analysis Section, ^{HC} Department of Regional Planning

DATE: September 13, 2004



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Page 1 of 4

James E. Hartl, AICP
Director of Planning

**PROJECT CHANGES/CONDITIONS
DUE TO ENVIRONMENTAL EVALUATION**

PROJECT No. CUP, OTP 02-201/TR53100

(Revised January 2005)

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

Geotechnical

The applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of any grading permit.

Flood

To mitigate project's potential impact on drainage, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.

Water Quality

The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.

Biota

To reduce project's potential impact to the riparian habitat on-site, the applicant shall record the conservation easement, as depicted on the approved tentative map, on the final map. No removal of vegetation, deposition of fill materials, and improvements on the existing dirt road accessing the equestrian area shall be undertaken within the easement area.

To reduce project's potential impact to the riparian habitat, the existing equestrian facility to remain shall be for private use only. No improvement to the equestrian facility and its access road shall be made without additional review and approval from the Department of Regional Planning.

Biota (cont.)

Appropriate fencing shall be placed at the limits of grading to prevent disturbance of open space and the conservation easement area during grading and construction.

The applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code prior to alteration of any streambeds.

Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.

Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Oak Tree

The applicant shall not trim, remove or destroy any oak tree nor disturb the protected zone of any oak tree except as authorized by this Oak Tree Permit (OTP) from the Department of Regional Planning. The applicant shall comply with all conditions of approval recommended by the Los Angeles County Forester for OTP 02-201.

The oak tree to be removed shall be replaced in the Open Space Lot at the ratio of a minimum of two (2) trees of the same species for each tree removed. A replacement plan shall be reviewed and approved by the DRP and County Forester prior to issuance of any grading permits.

All replacement trees shall be planted on fill or native undisturbed soil. Planting of heavily compacted fill shall be accompanied by augering a minimum of five (5) feet into the fill and extracting the soil. The soil will be amended with enriched soil conditioners and used to plant the replacement trees. The replacement trees shall be of local sources.

All natural areas outside fire clearance footprint shall not be disturbed.

Oak Tree (cont.)

A landscaping plan shall be submitted to the DRP for approval prior to issuance of a grading permit. The landscape plan shall show size, type and location of all plants and watering facilities and particularly address the mitigation of impacts due to grading of slopes and removal of oak trees on the project site. Plants indigenous to the area shall be used for landscaping.

Visual

To reduce project's visual as well as biological impacts, areas altered during cut and fill operation shall be re-vegetated with locally indigenous, native plants immediately following completion of grading activity. The applicant shall submit a re-vegetation plan to DRP for review and approval prior to issuance of any grading permit. Re-vegetated slopes shall be maintained and irrigated as necessary until full cover is established.

Security lighting is to be down-shielded to keep light minimal within the boundaries of the site and lights shall be directed downward and away from open space areas.

Cultural Resources

The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

Education

To mitigate project's impact on school and library facilities, the applicant shall pay the statutory fees prior to issuance of any building permits.


Utilities/Sewerage Disposal

Prior to issuance of any building permits, the project shall be connected to the water, sewer and reclaimed water systems of the Las Virgenes Municipal Water District. A copy of the final approval letter(s) shall be submitted to the DRP.

Mitigation Compliance

As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.


Applicant

9/29/04.
Date

No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date

MITIGATION MONITORING PROGRAM
PROJECT 02-201 / TR 53100

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Geotechnical				
The applicant shall conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of any grading permit.	Submittal and approval of detailed liquefaction analysis	Prior to issuance of any grading permit	Applicant	Public Works
Flood				
To mitigate project's potential impact on drainage, the applicant shall comply with all requirements of the approved drainage concept to the satisfaction of the Department of Public Works.	Compliance with conditions of approved drainage concept	Prior to issuance of any grading permit	Applicant	Public Works
Water Quality				
The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works.	Compliance with NPDES requirements	Prior to issuance of any grading permit	Applicant	Public Works
Biota				
To reduce project's potential impact to the riparian habitat on-site, the applicant shall record the conservation easement, as depicted on the approved tentative map, on the final map. No removal of vegetation, deposition of fill materials, and improvements on the existing dirt road accessing the equestrian area shall be undertaken within the easement area.	Review and approval of final map	Prior to final map recordation	Applicant	Regional Planning
To reduce project's potential impact to the riparian habitat, the existing equestrian facility located on Lot 6 shall be for private use only. No	Restriction of improvement of existing equestrian facility and its access road	During project life time	Applicant	Regional Planning

MITIGATION MONITORING PROGRAM
PROJECT 02-201 / TR 53100

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
improvement to the equestrian facility and its access road shall be made without additional review and approval from the Department of Regional Planning.				
Appropriate fencing shall be placed at the limits of grading to prevent disturbance of open space and the conservation easement area during grading and construction.	Placement of fencing to prevent disturbance of open space and the conservation easement area	During grading and construction	Applicant	Regional Planning
The applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code prior to alteration of any streambeds.	Approval of waiver of DFG SAA	Prior to issuance of any grading permit	Applicant	California Department of Fish and Game
Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.	Approval of waiver of Army 404 Permit	Prior to issuance of any grading permit	Applicant	Department of Army, COE
Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages	Survey for nesting birds	To be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance	Applicant	Regional Planning California Department of Fish and Game

MITIGATION MONITORING PROGRAM
PROJECT 02-201 / TR 53100

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>				
Oak Tree				
<p>The applicant shall not trim, remove or destroy any oak tree nor disturb the protected zone of any oak tree except as authorized by this Oak Tree Permit (OTP) from the Department of Regional Planning. The applicant shall comply with all conditions of approval recommended by the Los Angeles County Forester</p>	Compliance with said condition	Prior to removal of oak tree	Applicant	Los Angeles County Forester Regional Planning

MITIGATION MONITORING PROGRAM
PROJECT 02-201 / TR 53100

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
for OTP 02-201.				
All oak trees to be removed shall be replaced in the Open Space Lot at the ratio of a minimum of two (2) trees of the same species for the tree removed. A replacement plan shall be reviewed and approved by the DRP and County Forester prior to issuance of any grading permits.	Submittal and approval of replacement plan	Prior to issuance of any grading permits	Applicant	Los Angeles County Forester Regional Planning
All replacement trees shall be planted on native undisturbed soil. The soil will be amended with enriched soil conditioners and used to plant the replacement trees. The seed source for the replacement trees shall be existing trees on the subject property.	Submittal and approval of replacement plan	Prior to issuance of any grading permits	Applicant	Los Angeles County Forester
All natural areas outside fire clearance footprint shall not be disturbed.	Restriction on ground-disturbance on-site	Prior to issuance of grading permit	Applicant	Regional Planning
A landscaping plan shall be submitted to the DRP for approval prior to issuance of a grading permit. The landscape plan shall show size, type and location of all plants and watering facilities and particularly address the mitigation of impacts due to grading of slopes and removal of the oak tree on the project site. Plants indigenous to the area shall be used for landscaping.	Submittal and approval of landscape plan	Prior to issuance of grading permit	Applicant	Regional Planning
Visual				
To reduce project's visual as well as biological impacts, areas altered during cut and fill	Submittal and approval of landscape plan	Prior to issuance of grading permit	Applicant	Regional Planning

MITIGATION MONITORING PROGRAM
PROJECT 02-201 / TR 53100

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
operation shall be re-vegetated with locally indigenous, native plants immediately following completion of grading activity. The applicant shall submit a re-vegetation plan to DRP for review and approval prior to issuance of any grading permit. Re-vegetated slopes shall be maintained and irrigated as necessary until full cover is established.				
Security lighting is to be down-shielded to keep light minimal within the boundaries of the site and Lights shall be directed downward and away from open space areas.	Submittal and approval of building plans	Prior to issuance of building permit	Applicant	Public Works
Cultural Resources The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	Upon encounter of cultural resource	Applicant	Regional Planning
Education To mitigate project's impact on school and library facilities, the applicant shall pay the statutory fees prior to issuance of any building permits.	Payment of school and library fees	Prior to issuance of building permit	Applicant	Public Works
Utilities Prior to issuance of any building permits, the project shall be connected to the water and sewer systems of the Las	Annexation to sewer systems of the Las Virgenes Municipal Water District	Prior to issuance of building permit	Applicant	Las Virgenes Municipal Water District

MITIGATION MONITORING PROGRAM
PROJECT 02-201 / TR 53100

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
Virgenes Municipal Water District. A copy of the final approval letter(s) shall be submitted to the DRP.				
Mitigation Compliance				
As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual under such time as all mitigation measures have been implemented.	Applicant	Regional Planning



*** * * * INITIAL STUDY * * * ***

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: June 21, 2004 Staff Member: Hsiao-ching Chen
Thomas Guide: 588—E-1,D-1 USGS Quad: Calabasas
Location: Liberty Canyon Road at Park Vista Road South of the Ventura Freeway, Agoura Hills

Description of Project:

This project involves a Tentative Tract Map, Conditional Use Permit and Oak Tree Permit to authorize subdivision of a property including two parcels to eight (8) single-family lots (Lots 1-8:25.03 acres), one hillside open space lot (Lot 9: 61.00 acres) and one roadway lot (Lot 10:1.13 acres), as well as removal of one oak tree and encroachment of one other. The eight single-family residential lots range from 46,205 to 429,066 square feet in size. Lot 5 will have conservation easement on the riparian habitat and the easement extends east along the State Park boundary to buffer the State Park from the potential development on Lot 5. A 200-foot reduced brushed zone around is required around all future structures. The existing single-family residence and the private equestrian facility will remain and all other structures demolished. Lot 1 will utilize Liberty Canyon Road and all other lots will use the proposed private driveway and future street extended from Park Vista Road.

Gross Acres: 87.16 acres

Environmental Setting:

The property is a mostly undeveloped land located within the Santa Monica Mountains North Area Plan, east of Las Virgenes Significant Ecological Area and within a wild-life corridor that connects the Santa Monica Mountains with Simi Hills. Low hills and remnant flood plain occupy the portion of the project site where the construction of ten single-family houses will take place. The western segment of the property is significantly more rugged and steep. Vegetation is comprised of riparian oak woodland (a total of 32 oak trees) and chaparral (chamise), walnuts, coastal sage scrub, minor riparian scrub habitat, and scattered shrubs and grasses. The property is bounded by single-family residences to the north and east, Malibu Creek State Park to the south and undeveloped land to the west. Development will occur within the N5 designation of the Santa Monica Mountains North Area Plan.

Zoning: Light Agriculture (A-1-5, A-1-20)

General Plan: Non-Urban (R)

Community/Area wide Plan: Santa Monica Mountains North Area Plan:
Mountain Lands 5 (N5)—1du/5ac
Mountain Lands 20 (N20)—1du/20ac

Major projects in area:

<u>PROJECT NUMBER</u>	<u>DESCRIPTION & STATUS</u>
<u>CP93197</u>	<u>Remedial/restoration grading, single-family residential lot, approved 8/18/94</u>
<u>CP98129 /</u>	<u>Development of a "technology Center" in C-M-DP, approved 5/30/00</u>
<u>ZC98129</u>	<u>Zone change from C-3-DP to C-M-DP, adopted 5/30/00</u>
<u>TR34274/78003</u>	<u>Subdivision into 38 single-family lots on 40 acres, recorded 6/22/88.</u>
<u>CP87327</u>	<u>Hillside CUP, approved 10/12/88.</u>
<u>OT87327</u>	<u>Removal of one oak tree, approved 10/12/88.</u>
<u>SP87327</u>	<u>Sub-plan amendment to delete portion of Liberty Canyon from Hwy Plan, adopted 12/1/88.</u>
<u>TR45262</u>	<u>Subdivision into 16 single-family lots on 15.96 acres, recorded 4/15/92.</u>

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

<u>Responsible Agencies</u>	<u>Special Reviewing Agencies</u>	<u>Regional Significance</u>
<input type="checkbox"/> None	<input type="checkbox"/> None	<input checked="" type="checkbox"/> None
<input checked="" type="checkbox"/> Regional Water Quality Control Board	<input checked="" type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input checked="" type="checkbox"/> Los Angeles Region	<input checked="" type="checkbox"/> National Parks	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Edwards Air Force Base	<input type="checkbox"/> Santa Monica Mtns. Area
<input checked="" type="checkbox"/> Army Corps of Engineers	<input checked="" type="checkbox"/> Resource Conservation District of Santa Monica Mtns. Area	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> City of Calabasas	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> City of Agoura Hills	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Las Virgenes Municipal Water District	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/> Las Virgenes Unified School District	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Trustee Agencies</u>		<u>County Reviewing Agencies</u>
<input type="checkbox"/> None	<input type="checkbox"/>	<input checked="" type="checkbox"/> Subdivision Committee
<input checked="" type="checkbox"/> State Fish and Game	<input type="checkbox"/>	<input checked="" type="checkbox"/> DPW: Traffic & Lighting
<input checked="" type="checkbox"/> State Parks	<input type="checkbox"/>	<input type="checkbox"/> Fire Department
<input checked="" type="checkbox"/> USFWS	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Substantial grading</i>
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Drainage course, flood plain</i>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Fire Zone 4</i>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>NPDES analysis</i>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Undisturbed land, wildlife corridor</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Oak trees</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Undisturbed area, light glare</i>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Sewage Disposal	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Availability of service</i>
	3. Education	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>School currently over capacity</i>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Utilities	20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Water-efficient landscape</i>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: Non-Urban Hillside (7)
- ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☒ Check if DMS printout generated (attached)

Date of printout: 11/27/02

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

- ☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Hsiaoching Chen  Date: _____

Approved by: Daryl Koutnik  Date: 13 SEPTEMBER 2004

- ☐ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed – see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <i>The eastern portion of the project falls within liquefaction areas and western portion is located within earthquake-induced landslides areas. Source: State of California Seismic Hazard Zones, Calabasas Quadrangle.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major landslide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? <i>The eastern portion of the project falls within liquefaction areas and western portion is located within earthquake-induced landslides areas. Source: State of California Seismic Hazard Zones, Calabasas Quadrangle.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <i>The project will involve approximately 73,500 cy. of cut and 77,500 cy. of fill.</i>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

<input checked="" type="checkbox"/> Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70	
<input checked="" type="checkbox"/> MITIGATION MEASURES	<input type="checkbox"/> OTHER CONSIDERATIONS
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Project Design
<input checked="" type="checkbox"/> Approval of Geotechnical/Soil Report by DPW	
<i>Comply with all SCM requirements from Public Works. Review and approval of liquefaction analysis prior to issuance of grading permit.</i>	

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

<input type="checkbox"/> Potentially significant	<input type="checkbox"/> Less than significant with project mitigation	<input checked="" type="checkbox"/> Less than significant/No Impact
--	--	---

HAZARDS - 2. Flood

SETTING/IMPACTS

Yes No Maybe

- | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? |
| <i>A blue dashed line stream crosses the property on the eastern edge.</i> | | | | |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off? |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area? |
| <i>Surface flow pattern of natural watercourses will be changed due to the placement of swales, the grading of pads and the presence of manufactured slopes. A blue dashed line stream crosses the property on the eastern edge.</i> | | | | |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? |

STANDARD CODE REQUIREMENTS

- ☒ Building Ordinance No. 2225 – Section 308A ☒ Ordinance No. 12,114 (Floodways)
- ☒ Approval of Drainage Concept by DPW
- ☒ **MITIGATION MEASURES** ☐ **OTHER CONSIDERATIONS**
- ☐ Lot Size ☐ Project Design

Army Corps of Engineers 404 permit and CDFG SAA are required.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
<i>The project is located within Fire Zone 4 area.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade? |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
<i>Liberty Canyon is a single means of access to this lot and there is existing dense development along Liberty Canyon east and north of the project and south of the Ventura Freeway.</i> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |

STANDARD CODE REQUIREMENTS

- ☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Prevention Guide No.46
- ☒ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

- ☐ Project Design ☐ Compatible Use

The proposed water system for the property will be operated by the Las Virgenes Municipal Water District.

The applicant shall satisfy Fire Department requirements as requested by Subdivision Committee.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?

☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?

c. ☐ ☐ ☒ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

Requires NPDES analysis.

d. ☐ ☐ ☒ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

Requires NPDES analysis.

e. ☐ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit

☐ Health Code – Ordinance No.7583, Chapter 5

☐ Plumbing Code – Ordinance No.2269

☒ **MITIGATION MEASURES**

☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ NPDES Permit Compliance (DPW)

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☐ MITIGATION MEASURES

☐ Project Design ☐ Air Quality Report

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
The site is relatively undisturbed and natural and is located east of Las Virgenes SEA.
- b. ☒ ☐ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
Grading for construction of 10 building pads and infrastructure will remove natural habitat.
- c. ☒ ☐ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
Liberty Canyon (blue dashed line stream) crosses the property on the eastern edge.
- d. ☒ ☐ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
Riparian oak woodland, coastal sage scrub and riparian scrub habitat.
- e. ☒ ☐ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?
53 oak trees (Quercus agrifolia and Quercus lobata).
- f. ☐ ☐ ☒ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
Lyon's pentachaeta know immediately west of the site.
- g. ☒ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)?
Property located within wildlife corridor connecting the Santa Monica Mountains to Simi Hills (Source: The 1990 Nature Conservancy Report prepared by P. Edleman)

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ ERB/SEATAC Review

☒ Oak Tree Permit

Oak Tree Report dated 7/31/02 and amended on 11/13/02 on file. Biological Resources Assessment dated February 2003 on file. Staff biologist reviewed Site Plan dated 6/21/04 and concluded previous assessment on project's bio impacts were still valid. See attached mitigation measures.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, biotic resources?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

RESOURCES - 4. Archaeological/Historical/Paleontological

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?

The project contains oak trees and drainage courses.

- b. ☐ ☒ ☐ Does the project site contain rock formations indicating potential paleontological resources?

- c. ☐ ☒ ☐ Does the project site contain known historic structures or sites?

- d. ☐ ☒ ☐ Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. ☐ ☒ ☐ Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. ☐ ☐ ☐ Other factors?

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Phase 1 Archaeology Report

Stop work condition applies.

An archaeological survey conducted by Juliet Christy of Greenwood and Associates on November 19, 2001 concludes that in the proposed graded area no archaeological sites are visible from the surface so monitoring is not required. The remaining acres are partially covered with dense vegetation, but grading is not scheduled to take place in this area. If the project is expanded to include these properties, then monitoring during grading will be necessary.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. ☐ ☒ ☐ Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

c. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?

b. ☐ ☒ ☐ Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

c. ☐ ☒ ☐ Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

d. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
-
- b. ☐ ☒ ☐ Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
-
- c. ☐ ☐ ☒ Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
The site contains undeveloped and undisturbed areas with park open space to west and south.
-
- d. ☐ ☒ ☐ Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
-
- e. ☐ ☐ ☒ Is the project likely to create substantial sun shadow, light or glare problems?
Night lighting could affect wildlife movement.
-
- f. ☐ ☐ ☐ Other factors (e.g., grading or landform alteration)?
-
-

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Visual Report ☐ Compatible Use

The applicant shall submit a landscape plan illustrating locally indigenous plants used outside the irrigated zone of fuel modification. Landscape plan shall include screening trees to provide sufficient buffer.

Night lighting to be of low intensity and directed down and away from open space areas.

Security lighting to be placed on motion detector.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (mid-block or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? <i>Liberty Canyon is a single means of access and there is existing dense development along Liberty Canyon east and north of the project and south of the Ventura Freeway.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors? <i>Cumulative traffic volume</i>

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

☐ Project Design ☐ Traffic Report ☒ Consultation with Traffic & Lighting Division

Public Works letter of 1/6/03 concluded that project will not have significant impacts on county roadways.

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?
- b. ☒ ☐ ☐ Could the project create capacity problems in the sewer lines serving the project site?
No existing sewer lines to property. But the project will be connected to the Las Virgenes Municipal Water District
- c. ☐ ☐ ☐ Other factors?
-
-

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130

☐ Plumbing Code – Ordinance No. 2269

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

The Las Virgenes Municipal Water District states in its letter of 9/27/02 that this project will be assured of connection to the sewage system of the district only if the proponent also satisfies all terms and conditions for service as set forth in the district's Code, and capacity is available at the time arrangements for service are finalized. The applicant shall comply with all Water District requirements prior to connection to any existing or proposed sewer.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

Yes No Maybe

- a. ☒ ☐ ☐ Could the project create capacity problems at the district level?
Las Virgenes Unified School District is currently over capacity.
- b. ☐ ☒ ☐ Could the project create capacity problems at individual schools that will serve the project site?
- c. ☐ ☒ ☐ Could the project create student transportation problems?
- d. ☐ ☒ ☐ Could the project create substantial library impacts due to increased population and demand?
- e. ☐ ☐ ☐ Other factors?
-
-

☒ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

Library and Las Virgenes Unified School District fees required.

(Las Viegenes Unified School District letter of 12/6/02 on file)

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?
- c. ☐ ☐ ☐ Other factors?
-
-
-
-
-

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
- b. ☐ ☐ ☒ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
Capacity availability must be demonstrated prior to connections.
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
- f. ☐ ☐ ☐ Other factors?

STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269

☒ **MITIGATION MEASURES**

☐ Lot Size

☐ Project Design

☐ Water Code – Ordinance No. 7834

☐ **OTHER CONSIDERATIONS**

The Las Virgenes Municipal Water District states in its letter of 9/27/02 that this project will be assured of connection to the water system of the district if the proponent also satisfies all terms and conditions for service as set forth in the district's Code, and capacity is available at the time arrangements for serve are finalized. Or the applicant shall provide for the extension of the facilities necessary to provide such service to the satisfaction of the Water District.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant

☒ Less than significant with project mitigation

☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Will the project result in an inefficient use of energy resources?
- b. ☐ ☒ ☐ Will the project result in a major change in the patterns, scale, or character of the general area or community?
- c. ☐ ☒ ☐ Will the project result in a significant reduction in the amount of agricultural land?
- d. ☐ ☐ ☐ Other factors?
-
-

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ **MITIGATION MEASURES**
☐ Toxic Clean-up Plan

☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

Yes No Maybe

a. ☐ ☒ ☐ Can the project be found to be inconsistent with the plan designation(s) of the subject property?

b. ☐ ☒ ☐ Can the project be found to be inconsistent with the zoning designation of the subject property?

c. Can the project be found to be inconsistent with the following applicable land use criteria:

☒ ☐ ☐ Hillside Management Criteria?

☐ ☒ ☐ SEA Conformance Criteria?

☐ ☐ ☐ Other?

d. ☐ ☒ ☐ Would the project physically divide an established community?

e. ☐ ☐ ☐ Other factors?

☐ MITIGATION MEASURES

☒ OTHER CONSIDERATIONS

The application includes a Hillside CUP request but the project still exceeds the maximum allowable density, which is 9 units as determined according to DRP staff's slope analysis. Staff will present the information to Regional Planning Commission and the project will not have significant impact on land use in its approved Form.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing? |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? |
| | | | | |
| | | | | |

☐ MITIGATION MEASURES

☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
				<i>Undisturbed areas</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☒ Less than significant with project mitigation ☐ Less than significant/No impact

Project Narrative

**3635 Liberty Canyon Road, Agoura Hills, CA
TRACT 53100**

APNs:

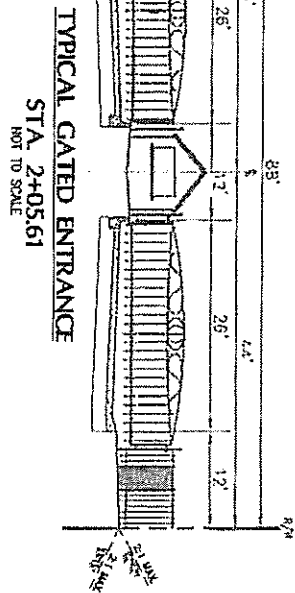
2063-048-002; 22063-048-003; 2063-048-004; 2063-048-005;
2063-048-006; 2063-048-007; 2063-048-008

Project Description:

The project, Tract 53100, is located in the unincorporated county of Los Angeles City of Agoura Hills area off the 101 Freeway at the intersection of Liberty Canyon Road and Park Vista. Tract 53100 is a recorded subdivision tract (recorded on 4/4/2007) with approved grading, sewer, water storm drain, and street improvement plans. For the proposed minor CUP, all mass grading associated with the project was conducted from 5/15/2007 through early April of 2008 which included the additional 2,544 cubic yards of fill material that was required in order to provide geological stability onsite and bring the finish grades per the approved plans. Since the completion of the initial mass grading in April of 2008, no additional work has been done onsite.

In addition, during the Commission hearing on August 3, 2005, the applicant requested to modify the stepped-pad grading on Lots 2, 3, 4, and 5; and the Commission determined that the stepped-pad grading was not required and allowed the applicant to eliminate this required entirely from the project.

FROM STA. 1+46.22 to STA. 2+05.61
NOT TO SCALE



*Revised
Grading
Plan
2/20/16*

EARTHWORK QUANTITIES:

	OUT (CY)	REL (CY)
MASS EXCAVATION (62,132.105 BULKING)	68,345	52,260
GULLY REMOVAL (4,280 CY SHORING)	3,684	4,284
ART & DIRT REMOVAL (145,000 CY SHORING)	124,700	145,000
LANDSLIDE REMOVAL (12,423 CY SHORING)	10,684	12,423
STABILITY FILL (25,000 CY SHORING)	27,500	25,000
LOT OVER-EXCAVATION (15,000 CY SHORING)	16,500	15,000
IMPORT	2,544	—
TOTAL	253,957	253,957

CUP NO. 02-201
GPC NO. 53100-00R1
WDID NO. 419C338046

REVISIONS

Date	By	Sheet	Description:



ROBERT R. SIMS

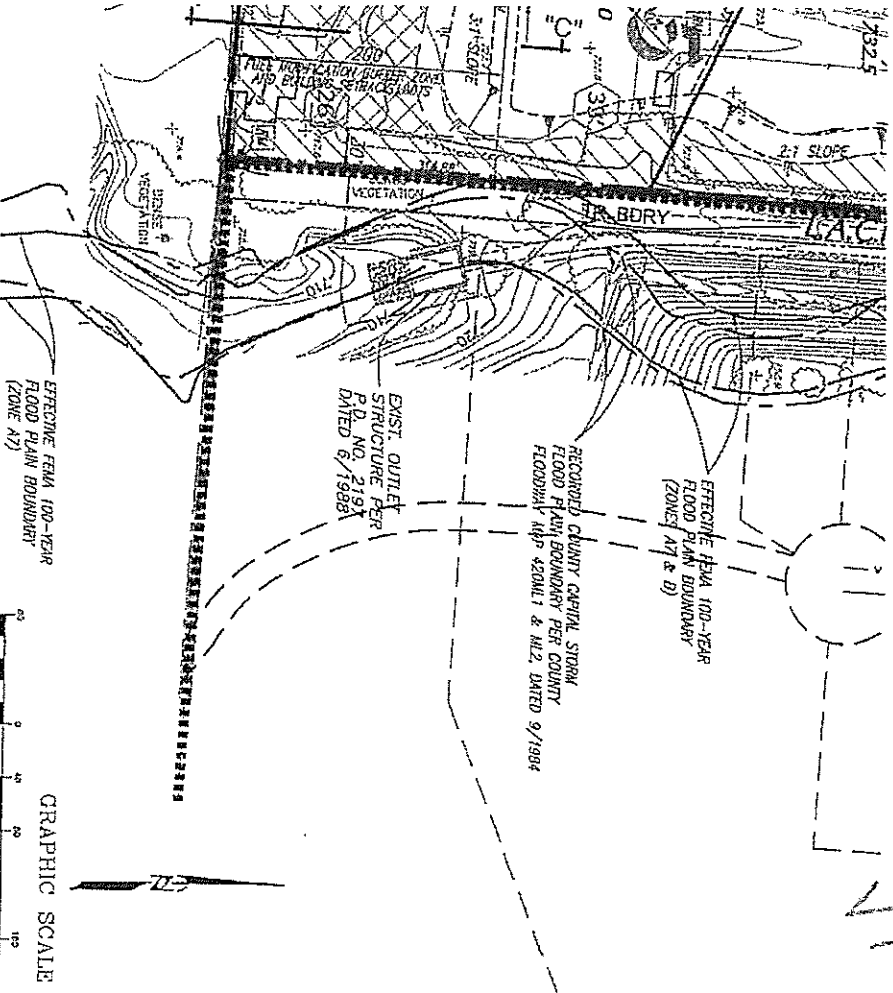


LAND DESIGN CONSULTANTS INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
2700 E. Foothill Blvd., Suite 200, Pasadena, CA 91107
Ph. (626) 578-7000 Fax: (626) 578-7373

GRADING PLAN for
TRACT NO. 53100

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
DRAWN/DEVELOPED
JAMES S. RASMUSSEN & JEANNE T. RASMUSSEN
26500 West Aqueduct Rd., Suite 652, Calabasas, CA 91302
Ph. (805) 370-0075 Fax: (805) 370-0765

3



approved

HEIGHT.

30. PERMISSION IS REQUESTED TO ABANDON ALL OF THE COUNTY EASEMENTS FOR DRAINAGE PURPOSES BY THE FINAL MAP PURSUANT TO SECTION 66499.20 OF THE STATE GOVERNMENT CODE (IF ANY).
31. TOTAL CUT: 55,000 C.Y. TOTAL FILL: 55,000 C.Y.
32. ALL NEW CONSTRUCTION SHALL BE FULLY FIRE SPRINKLERED PER UNIFORM FIRE CODE SECTION 1003.2.11.
33. NO STREET LIGHTS ARE PROPOSED FOR PARK VISTA ROAD.

BENCH MARK

MALIBU (1908)
DWP BK TAG IN S 1/4 IN W 1/4 COR @ NW COR
AGOURA RD & LIBERTY CYN RD 26.44 W & 134 E
NO. 01, INT

ELEV. 793.332 B.M. NO. Y 10421

BENCH MARK

MALIBU (1980)
DWP BK TAG IN S 1/4 IN W 1/4 COR @ SW COR
AGOURA RD & LIBERTY CYN RD 26.44 W & 134 E
NO. 01, INT

ELEV. 791.127 B.M. NO. Y 10422

LEGEND 2:



PROPOSED KEYWAY
(1' W & 1' D PER PLAN)



APPROXIMATE DEPTH OF REMOVAL



APPROXIMATE LIMITS OF REMOVAL



PROPOSED SUBDRAIN (WITH CUT-OFF-WALL)



PROPOSED IMPACT WALL/CHANNEL



RESTRICTED USE AREA

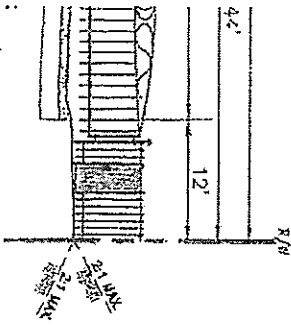
SUBDIVIDER

OWNER/DEVELOPER:

JAMES S. RASMUSSEN & JEANNE T. RASMUSSEN
26500 West Agoura Rd., Suite 652, Calabasas, CA 91302
Ph.: (805) 370-0075 Fax: (805) 370-0165

LEGAL DESCRIPTION:

BEING A SUBDIVISION OF A PORTION OF LOT 15 TRACT 15000 AND 111, AS SHOWN ON



*Drilled
As per
plan*

EARTHWORK QUANTITIES

	CUT (CY)	FILL (CY)
MASS EXCAVATION (54,798 @ 10% BULKING)	54,798	48,746 -5,480
COLLUVIUM REMOVAL (4,284 CY @ 12% SHRINKAGE)	4,284	4,798
ADU & OAL REMOVAL (145,000 CY @ 12% SHRINKAGE)	145,000	162,400
LANDSLIDE REMOVAL (12,423 CY @ 12% SHRINKAGE)	12,423	13,914
STABILITY FILL (25,000 CY @ 10% BULKING)	25,000	22,500
LOT OVER-EXCAVATION (15,000 CY @ 10% BULKING)	15,000	13,500
TOTAL	256,505	281,378

APPROVED BY: [Signature]
DATE: APR 16 2007

ON-SITE SUPERVISOR
[Signature]
DATE: APR 16 2007

TO: [Signature]
FROM: [Signature]
SUBJECT: [Signature]
DATE: APR 16 2007

CUP NO. 02-20
GPC NO. 53100-00R1
WDID NO. 419C338046

REVISIONS

By	Sheet	Description:



LAND DESIGN CONSULTANTS INC.
Land Planning, Civil Engineering, Surveying & Environmental Services
199 South Los Robles, Suite 250, Pasadena, CA 91101
Ph. (626) 578-7000 Fax: (626) 578-7373
GRADING PLAN for
TRACT NO. 53100

Liberty Canyon- Tract 53100 (Updated 5/2016)

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property or other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Based on the original approved vesting tentative tract map grading design and earthwork calculation, the project grading balanced onsite without any soil export and/or import. This included an estimated 12% of materials shrinkage during the initial mass grading process, which took place from 5/15/2007 and through the beginning of April 2008. During the ongoing mass grading and inspection, it was determined that additional remedial over excavation was required by the project soil engineer. Due to the additional over excavation and greater shrinkage volumes of the bulk grading material, the grading process resulted in additional 2-3% of soil shrinkage; therefore, requiring 2,544 cubic yards of additional fill material were imported in early March 2008 in order to provide geological stability within the grading envelope and bring the finish pad grades per the approved plans per soil engineer's recommendations. This additional import of fill is consistent in accordance with the County grading ordinance regarding site stability and it did not increase or intensify further grading from the original approval. Since the completion of the initial mass grading in April of 2008, no additional work has been done onsite.

As the project is designed to fit in with the natural landscape and to mimic the existing pattern of residential development, the project will not negatively impact the health, peace, comfort or welfare of persons residing or working in the surrounding area.

The site is physically suitable for the completion of the development and density being proposed; and grading, site preparation, roadway improvements, landscaping and fuel modification activities will all be conducted in accordance with County policies and procedures and therefore will ensure the preservation of the public health, safety and general welfare. The project completion will be in keeping with the approved grading and improvement plans.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in the Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The site is physically suitable for the type of development and density being approved since the property has adequate building sites to be developed in accordance with the County development

Liberty Canyon- Tract 53100 (Updated 5/2016)

codes. The project is designed to provide the required open space for seven (7) residential lots, while preserving as much open space as possible. With approved residential development clustered in the easterly most portions of the 87-acre site adjacent to existing residential developments to the north and the east, the remainder of the 61 acres is preserved as open space. As described above, the approved lots are estate lots and the approved residential pads range from 26,478 to 33,553 sq. ft. in size; which provides ample space to provide the required yards, walls, fences, parking, landscaping and other development features per the County Codes.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The project site is adjacent to an existing established suburban community, with local streets designed to City of Agoura Hills' standards and sufficient to service local residential traffic. The proposed residential pads are designed with access from existing Liberty Canyon Road, which is a 64-foot wide secondary highway and an extension of Park Vista Road. The seven proposed residential lots will not significantly change traffic volumes on the local roadways, which will continue to operate with sufficient capacity. The area is within the service area of Metro bus lines near Agoura Road near Liberty Canyon Road intersection.

The existing adjacent community is extensively developed and served by existing public facilities. Neighborhood-serving commercial and the community services are located within close proximity to the site. The site is also within close proximity to 101 Freeway, providing access to regional commercial and community facilities. The project site will connect to existing water and sewer lines along Liberty Canyon Road. The existing community is adequately served by public utilities and services which can readily be extended to the project site without imposing undue costs on the community or interfering with service capabilities. Further, schools and emergency services are proximate to the site. As the project creates only seven new residential lots, the development will not constitute a burden on existing commercial, community or emergency services nor will it inhibit or induce additional growth. All foreseeable service needs of the project site can be fulfilled by the existing facilities and services.

ADDENDUM TO MITIGATED NEGATIVE DECLARATION FOR MODIFICATION OF CONDITION CUP CP02-201

1. Existing Entitlements

- a. On August 3, 2005, the Regional Planning Commission approved Vesting Tentative Tract Map (VTTM) No. 53100, Conditional Use Permit (CUP) CP02-201, Oak Tree Permit (OTP) 02-201, and adopted the Mitigated Negative Declaration (MND). The subject property is situated within the Malibu Zoned District of Los Angeles County, and is located along Liberty Canyon Road at Park Vista Road, south of the Ventura Freeway.
- b. The approved VTTM and CUP authorizes the creation of eight single-family residence lots one open space lot and one private and future street lot on 87.16 acres, and project associated grading and infrastructure developed in compliance with hillside management and density controlled development design review criteria that allowed clustering of the units into the least environmentally sensitive areas of the site while retaining the remaining portion of the property in permanent open space.
- c. The OTP authorized the removal of one oak tree and the encroachment into the protected zone of one oak tree.
- d. Mitigation measures were identified in the approved Mitigated Negative Declaration (MND) and Mitigation Monitoring Plan (MMP), and imposed on the project as a condition of approval, including the following categories: Geotechnical, Flood, Water Quality, Biota, Oak Trees, Visual, Cultural Resources, Education and Utilities/Sewage Disposal.

2. Proposed Entitlement Modifications

The proposed project changes require the following modifications: authorization to modify a condition of previously approved CUP CP02-201, and an Addendum to the adopted MND.

3. Proposed CUP modification

- a. The CUP modification request proposes to modify a condition of previously approved CUP CP02-201 prohibiting import, in order to allow import grading of 2,544 cubic yards, as described in this document.
- b. All applicable Conditions of Approval for CUP CP02-201 shall remain in effect for this modification request.

4. CEQA Addendum Findings Pertaining to Project Modifications

CEQA Section 15164 authorizes a Lead Agency to prepare an Addendum to a previously adopted Mitigated Negative Declaration if changes or additions to the document are necessary, but none of the conditions described in Section 15162 are present, as described below:

- No substantial changes are proposed in the project which will require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects

- No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND due to the involvement of new potentially significant environmental effects or a substantial increase the severity of previously identified potentially significant effects
- No new information of substantial importance, which was not known, and could not have been known with the exercise of reasonable diligence at the time the previous MND was adopted as complete, shows any of the following:
 - The project will not have one or more significant effects not discussed in the previous EIR;
 - Potentially significant effects previously examined will not be substantially more severe than shown in the previous MND
 - No new mitigation measures or alternatives previously found to be infeasible have been found to be feasible but declined by the project proponent to be adopted
 - No new mitigation measures or alternatives which are considerably different from those analyzed in the previous MND, and that would substantially reduce one or more potentially significant effects on the environment, have been found and declined by the project proponent to be adopted

The MND adopted by the Regional Planning Commission on August 3, 2005, analyzed the following potential project impacts: Geotechnical, Flood, Water Quality, Biota, Oak Trees, Visual, Cultural Resources, Education and Utilities/Sewage Disposal. Impacts on all of these elements and/or services were found to be less than significant after appropriate mitigation, as identified in the approved MND and the Mitigation Monitoring Plan.

Following are comparisons between the originally approved project and the proposed modified project of the potential impacts identified in the MND:

COMPARISON OF IMPACTS

DESCRIPTION OF POTENTIAL IMPACTS	EXISTING PROJECT	MODIFIED PROJECT	DESCRIPTION OF MODIFICATIONS
Project Description	Stepped-level pads	Flat pads	<u>Modification</u> of condition prohibiting import of earth material.
Geotechnical	Conduct a detailed liquefaction analysis to be reviewed and approved by the Department of Public Works prior to issuance of a grading permit.	No change.	Retroactively authorize 2,544 cubic yards of import grading.

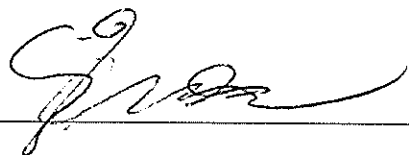
Flood	Comply with all County Code requirements that mitigate potential impacts due to hydrological characteristics of the project site.	No change.	N/A
Water Quality	Comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works	No change.	N/A
Biota	Record conservation easement on final map, restrict improvement on equestrian facility and access road, construct fencing for open space, obtain appropriate State permit, and conduct nesting bird survey prior to disturbances.	No change.	N/A
Oak Tree	Provide, plant and maintain two replacement oak trees and restrict and protect encroachment zones of all oak trees.	No change.	N/A
Visual	Submittal and approval of landscape plan.	No change.	N/A
Cultural Resources	Suspension of construction activities until a qualified archaeologist can examine them and determine appropriate mitigation measures	No change.	N/A

Education	Payment of school and library fees	No change.	N/A
Utilities	Annexation to sewer systems of the Las Virgenes Municipal Water District	No change.	N/A

The modification to the CUP proposes to implement the same mitigation measures as the previous project where the measures are not related to the changes.

As shown above, these amendments will result in the reduction of each potential impact identified in the original MND, and, therefore, will not cross the thresholds identified in Section 15162 of the California Environmental Quality Act (CEQA) that would require a subsequent Negative Declaration or EIR.

Therefore, this Project Amendment qualifies for an Addendum to the previously approved MND, as authorized under CEQA Section 15164.

By: 
Date: 2016 AUG 3



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

See Item # 8(x)

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012

Meeting Date: August 20, 2008 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Helsley, Bellamy, Valadez, Rew, Modugno

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano

County Counsel: Ms. Keane, Deputy

Planning Director: Sorin H. Alexanian, Acting Deputy Director, Current Planning Division
Rose Hamilton, Acting Deputy Director, Advance Planning Division

Forester and Fire Warden: Mr. Scott Jaeggi, Fire Prevention Engineer Assistant II

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Modugno representing the Fifth Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Valadez – that the agenda for August 20, 2008 be approved as presented.

Vote-Ayes: Unanimous

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/ACTING DEPUTY DIRECTOR

4. There were no reports given by the Director/Acting Deputy Director.

08/20/08

MINUTES FOR APPROVAL

5. Motion/second by Commissioners Valadez/Rew – that the minutes for July 30, 2008 be approved.

Vote-Ayes: Commissioners Valadez, Rew, Bellamy
Abstained: Commissioners Helsley, Modugno

CONSENT ITEM FOR DENIAL

Land Divisions

Action Taken as Noted

6. **Modification to Recorded Tract Map No. 45023-(5), G.H. Palmer – (To modify recorded Tract Map No. 45023, (752 new condominiums on 23 multi-family lots on 46.2 acres) to include eliminating conditions related to requirements for construction of off-site public roadway improvements on Jake's Way). – Sand Canyon Zoned District**

Motion/second by Commissioners Modugno/Valadez – that the item be continued to Wednesday, September 17, 2008 to allow staff to return with findings for denial.

Vote-Ayes: Commissioners Modugno, Valadez, Helsley, Bellamy
Abstained: Commissioner Rew

PUBLIC HEARINGS

Land Divisions

Approved

7. **Zone Change Case No. 2008-00004-(5), Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5), Housing Permit Case No. 2006-00001-(5) - DR Horton – Newhall Zoned District - (Vesting Tentative Tract to create 92 single-family lots, one multi-family lot with 93 attached senior condominium units in two buildings, five open space lots, one recreation lot, six debris facility lots and one fire station lot on approximately 234.8 gross acres.) - Zone Change Case No. 2008-0004-(5) - (To change zoning on 9.3 acres of the subject property from A-2-1 and A-2-2 to C-3-DP). Conditional Use Permit Case No. 2005-00088-(5) - (To ensure compliance with requirements of hillside management, density-controlled development, development with a Significant Ecological Area, development program, residential**

use in a commercial zone, and onsite project grading) - Oak Tree Permit Case No.

08/20/08

PUBLIC HEARINGS (Cont.)

Land Divisions

2005-00039-(5) - (To authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment into the protected zone of 52 oak trees (including six heritage oaks).) – Housing Permit Case No. 2006-00001-(5). (To authorize a senior citizen density bonus of up to 50 percent, and modification of maximum building height.

Motion/second by Commissioners Modugno/Valadez – that the public hearing be closed and that the Regional Planning Commission certifies the Environmental Impact Report (EIR) and Findings of Fact and Statement of Overriding Considerations.

Vote-Ayes: Commissioners Modugno, Valadez, Bellamy, Rew
Abstained: Commissioner Helsley - (EIR impacts the Statement of Overriding Considerations)

Motion/second by Commissioners Modugno/Valadez – that the Regional Planning Commission approve Vesting Tentative Tract Map No. 53653, Conditional Use Permit Case No. 2005-00088-(5), Oak Tree Permit Case No. 2005-00039-(5) and Housing Permit Case No. 2006-00001-(5); with modifications to: 1) condition added to the tract conditions, that a current will serve letter be required prior to final map recordation; 2) condition added to the tract and conditional use permit, an updated will serve letter be required prior to issuance of building permits and for construction to take place before the expiration date of the will serve letter on file; 3) condition added to the housing permit to require covenants, conditions and restrictions recorded; including units to be 75-80% owner occupied, provide parking, and for owners meet all applicable State and Federal and local housing laws regarding age. In addition, that the Regional Planning Commission recommend approval of Zone Change Case No. 2008-00004-(5) to the Los Angeles County Board of Supervisors.

Vote-Ayes: Unanimous

Countywide Studies

Project Approved

8. **Project No. R2008-00088-(5) – La Crescenta-Montrose Community Standards District Amendment – (To amend the La Crescenta-Montrose Community Standards District (CSD) by adding area-specific standards for the Foothill Boulevard commercial corridor.**

Motion/second by Commissioners Modugno/Bellamy – that the public hearing be closed and that the Regional Planning Commission adopt the Resolution and instruct staff to

08/20/08

PUBLIC HEARINGS (Cont.)

Countywide Studies

forward to the Board of Supervisors for consideration for a hearing with recommended changes to: 1) adding to subsection E3.h.ii (4) At least 50 percent of all structure frontages above the ground floor that adjoin a public street, or a yard required by subsection E.3.f that adjoins a public street, shall be articulated through the use of recessed windows, balconies, contrasting wall treatments, offset surfaces, differentiated piers and columns, or awnings; and 2) if written protests are received then the Director has the ability to referred it to the Regional Planning Commission rather than a denial.

Vote-Ayes: Unanimous

DISCUSSION AND POSSIBLE ACTION

Land Divisions

Action Taken as Noted

- 8(x) **Vesting Tentative tract Map No. 53100, Conditional Use Permit Case No. 02-201-(3), Oak Tree Permit Case No. 02-201-(3) – James Rasmussen – (Vesting Tentative Tract to create eight single family lots, one open space, and one private and future street lot on 87.13 gross acres in the A-1-5 and A-1-20 zones. Conditional Use Permit to ensure compliance with hillside management and density-controlled development criteria. Oak Tree Permit to remove one oak tree and authorize an encroachment into the protected zone of one oak tree. – The Malibu Zoned District**

At the direction of the Chair staff was instructed to work the applicant to file the appropriate minor modifications through “Exhibit A” for stepped-pad grading and to implement the Regional Planning Commission guidance.

Vote-Ayes: Commissioners Helsley, Bellamy, Valadez, Modugno
Absent from vote: Commissioner Rew (Left at 11:45 a.m.)

CONTINUATION OF REPORTS

9. Commission/Counsel/Director

There were no reports given by the Commission/Counsel/Director.

08/20/08

PUBLIC COMMENT

10. Public comment pursuant to Section 54954.3 of the Government Code.

There were no reports given by members of the public to address the Commission.

ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 12:13 p.m. to Wednesday, August 27, 2008.

Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE

Harold V. Helsley, Chair

Sorin H. Alexanian, Acting Deputy Director
Current Planning Division

Rose Hamilton, Acting Deputy Director
Advance Planning Division

TR 53100 RPC Meeting 20 August 08 Memo to File

In response to staff's request that the Commission discuss and provide additional background to staff on whether the stepped-pad grading design as approved was an essential factor in approving this project TR 53100/CUP 02-201 in relation to applicant James Rasmussen's request to modify the stepped-pad grading on Lots Nos. 2, 3, 4, and 5, the Commission determined that this stepped-pad grading was not required and allowed the applicant to eliminate the stepped pads entirely from this project as long as the remaining flat pad was at the elevation of the lower step of the stepped pad and as long as Lots Nos. 2, 5, and 6 have single family homes build on them and Lots Nos. 3 and 4 have two-story homes.

In response to staff's comments about grading plans which allowed import grading being approved despite the condition in the CUP which prohibits import grading, the Commission determined that a modification to the CUP to amend this condition (Condition No. 15) would be a minor modification and that this condition should be amended to allow the amount of grading already imported to remain but not more.















NOTICE OF HEARING

FOR MORE INFORMATION CALL: (213) 974-6433
PROJECT NUMBER 02-201



OFFICE OF THE ATTORNEY GENERAL
STATE OF CALIFORNIA
SACRAMENTO, CALIFORNIA 95832

NOTICE OF HEARING - PUBLIC COMMENT PERIOD

Public Hearing

The following public hearing will be held on the date and at the location indicated below.

Project Name: State of California, Department of Transportation

Project Number: 02-201

Project Location: State of California, Department of Transportation

Project Description: State of California, Department of Transportation

Project Status: State of California, Department of Transportation

Project Contact: State of California, Department of Transportation

Project Website: State of California, Department of Transportation

Project Email: State of California, Department of Transportation

Project Phone: State of California, Department of Transportation

Project Fax: State of California, Department of Transportation

Project Address: State of California, Department of Transportation

Project City: State of California, Department of Transportation

Project State: State of California, Department of Transportation

Project Zip: State of California, Department of Transportation

Project Country: State of California, Department of Transportation

Project Continent: State of California, Department of Transportation

Project Region: State of California, Department of Transportation

Project Subregion: State of California, Department of Transportation

Project County: State of California, Department of Transportation

Project District: State of California, Department of Transportation

Project Precinct: State of California, Department of Transportation

Project Census Tract: State of California, Department of Transportation

Project Block: State of California, Department of Transportation

Project Tract: State of California, Department of Transportation

Project Block Group: State of California, Department of Transportation

Project Census Tract: State of California, Department of Transportation

Project Block: State of California, Department of Transportation

Project Tract: State of California, Department of Transportation

Project Block Group: State of California, Department of Transportation

Project Census Tract: State of California, Department of Transportation

Project Block: State of California, Department of Transportation

Project Tract: State of California, Department of Transportation

Project Block Group: State of California, Department of Transportation

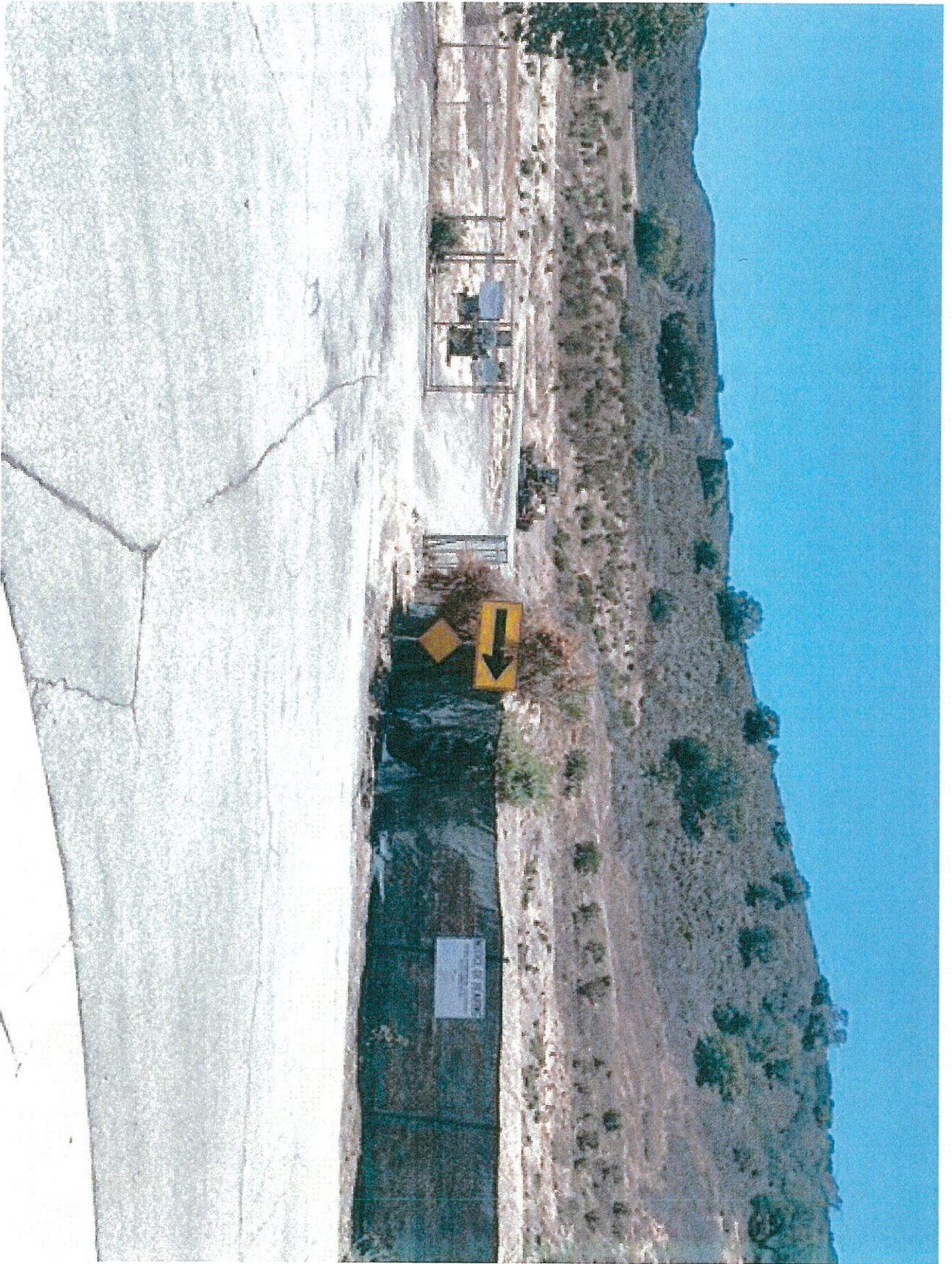
Project Census Tract: State of California, Department of Transportation

Project Block: State of California, Department of Transportation

Project Tract: State of California, Department of Transportation

Project Block Group: State of California, Department of Transportation

SLO









CUP RPPL2016002885

Aerial

Printed: Aug 03, 2016



0
1,000
Feet

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section.
Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement.
Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.





Santa Monica Mountains North Area Plan

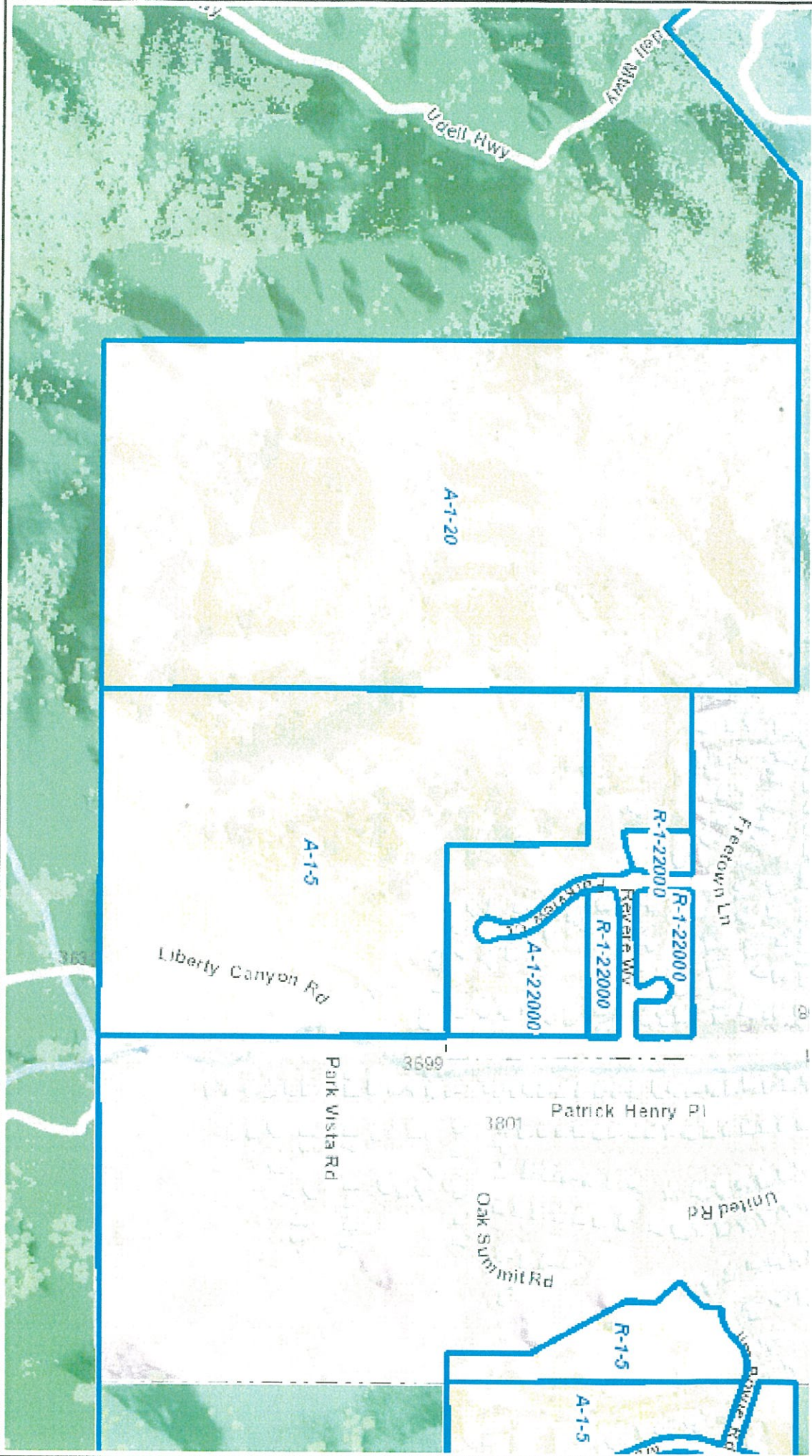
Land Use

Printed: Aug 03, 2016



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section.
 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement.
 Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.





Santa Monica Mountains North Area Plan

Zoning

Printed: Aug 03, 2016



Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section.
 Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement.
 Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



